



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION II  
290 BROADWAY  
NEW YORK, NEW YORK 10007-1866

November 10, 2011

BY OVERNIGHT DELIVERY

United States of America on Behalf of the United States Navy  
Attention: Anita D. Polen, Esq.  
Command Counsel  
NAVFAC MIDLANT Atlantic  
9742 Maryland Ave., Bldg. A-81, Rm. 217  
Norfolk, VA 23511

Re: Newtown Creek Superfund Site, Kings County and Queens County, New York  
Request for Information Pursuant to the Comprehensive Environmental Response,  
Compensation, and Liability Act, 42 U.S.C. §§ 9601-9675

Dear Madam:

The U.S. Environmental Protection Agency ("EPA") is charged with responding to the release and threatened release of hazardous substances, pollutants and contaminants into the environment and with enforcement responsibilities under the Comprehensive Environmental Response, Compensation, and Liability Act, as amended ("CERCLA"), 42 U.S.C. §§ 9601-9675 (also known as the "Superfund" law). More information about CERCLA, including a copy of the Superfund law, may be found at [www.epa.gov/superfund](http://www.epa.gov/superfund).

EPA has documented the release and threatened release of hazardous substances into the environment at the Newtown Creek Superfund Site ("Site"). The Site includes a body of water located in Kings County and Queens County in the City of New York and the State of New York. Newtown Creek is a tidal arm of the New York-New Jersey Harbor Estuary that forms the northwestern-most border between the New York City boroughs of Brooklyn and Queens. It is a tributary of the East River and includes Newtown Creek proper and its five branches (or tributaries) which are known, respectively, as Dutch Kills, Maspeth Creek, Whale Creek, East Branch and English Kills, along an approximately 3.8-mile reach. References in this letter to "Newtown Creek" are meant to include Newtown Creek proper and its tributaries. Further information about the Newtown Creek Superfund site is available on EPA Region 2's website at: <http://www.epa.gov/region02/superfund/npl/newtowncreek/>.

In response to the release and threatened release of hazardous substances into the environment at the Site, EPA has spent public funds and anticipates spending additional public funds. These actions have been and will be taken by EPA pursuant to CERCLA.

The Site has been listed pursuant to Section 105 of CERCLA, 42 U.S.C. § 9605, on the national priorities list of releases and threatened releases of hazardous substances, based upon the relative risk or danger to public health or welfare or the environment, for the purpose of taking action pursuant to CERCLA at such sites. Newtown Creek was listed pursuant to EPA rulemaking by publication in the *Federal Register*, on September 29, 2010. A remedial investigation and feasibility study at the Site is currently being undertaken, under EPA oversight, by a group of potentially responsible parties pursuant to an administrative settlement agreement and order on consent. The remedial investigation focuses on a Study Area which includes the sediments and the waters of Newtown Creek.

Historically, Newtown Creek drained the uplands of western Long Island and flowed through wetlands and marshes. However, due to heavy industrial development and governmental activities dating from the 1800s, formerly wet areas have been filled, Newtown Creek has been channelized, and its banks have been stabilized with bulkheads and rip rap.

The Newtown Creek area of Brooklyn and Queens has a history of extensive industrial development stretching back to the 1800s. By the second half of the nineteenth century, the area surrounding and adjacent to Newtown Creek had become highly industrialized. This development resulted in major reworking of the Creek banks and channel for drainage, municipal discharges, and navigation purposes. Hazardous substances discharged by industrial, municipal, and other sources over the years ended up in the Creek. Currently the predominant land use around Newtown Creek includes industrial, manufacturing, warehousing, transportation, municipal infrastructure, and utility facilities. Residential development is planned for the areas near the mouth of the Creek on both the Brooklyn and Queens sides.

The Site includes contaminated sediments for which there are numerous possible sources. Sampling events have shown the sediments in the Creek to be contaminated with a variety of hazardous substances which traverse almost the entire length of the Creek, and which include a wide variety of metals, pesticides, polycyclic aromatic hydrocarbons, phthalates, polychlorinated biphenyls, and volatile organic contaminants.

As part of its investigation of potential sources of contamination to Newtown Creek, EPA is seeking information regarding entities which operated in the vicinity of Newtown Creek. The United States Navy is receiving this letter because EPA believes that the Navy, from 1944 through 1959, operated a facility situated on approximately 100 acres, located at the junction of Newtown Creek proper and Maspeth Creek (a tributary of Newtown Creek proper), at which the Navy conducted activities including the operation of the Maspeth Annex to the New York Naval Shipyard and from which hazardous substances may have been released into Newtown Creek. The United States General Services Administration is also receiving a request for information from EPA concerning this same facility, and EPA anticipates that other agencies of the United States Government may also receive requests for information concerning ownership or operation of other facilities in, adjacent to or nearby the Newtown Creek.

Please note that EPA's investigation of the source of contamination to Newtown Creek is expected to occur in phases. Thus, as EPA obtains information concerning the Site, the EPA may seek further information from the Navy about its ownership or operation of this or other facilities nearby to Newtown Creek.

## **INFORMATION REQUEST**

This letter seeks your cooperation in providing information and documents relating to the Site. We encourage you to give this letter your immediate attention. A complete and truthful response to the attached Request for Information should be submitted to EPA within 45 days of your receipt of this letter.

Under Section 104(e) of CERCLA, EPA has broad information gathering authority which allows the Agency to require persons to provide information or documents relating to the materials generated, treated, stored, or disposed of at or transported to a facility, the nature or extent of a release or threatened release of a hazardous substance, pollutant, or contaminant or other waste materials at or from a facility, and the ability of a person to pay for or perform a cleanup.

While EPA seeks your cooperation in this investigation, your compliance with the enclosed Request for Information is required by law. When you have prepared your response to the Request for Information, please sign and have notarized the enclosed "Certification of Answers to Request for Information," and return that Certification to EPA along with your response. Please note that false, fictitious, or fraudulent statements or representations may subject you to civil or criminal penalties under federal law.

Please note that if after submitting your response you obtain additional or different information concerning the matters addressed by the Request for Information, it is necessary that you promptly notify EPA.

This Request for Information is not subject to the approval requirements of the Paperwork Reduction Act of 1980, 44 U.S.C. §§ 3501-3520.

Your response to this Request for Information should be sent to:

Michael A. Mintzer  
Assistant Regional Counsel  
New York/Caribbean Superfund Branch  
Office of Regional Counsel  
U.S. Environmental Protection Agency, Region II  
290 Broadway, 17th Floor  
New York, NY 10007-1866  
mintzer.michael@epa.gov

with a copy to:

Caroline Kwan  
Remedial Project Manager  
New York Remediation Branch  
Emergency and Remedial Response Division  
U.S. Environmental Protection Agency, Region II  
290 Broadway, 20th Floor  
New York, NY 10007-1866  
kwan.caroline@epa.gov

If you have any questions regarding this Request for Information, or would like to discuss this matter with EPA, you may call Mr. Mintzer at (212) 637-3168.

We appreciate and look forward to your prompt response to this information request.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "A. Carpenter".

Angela Carpenter, Chief  
Special Projects Branch  
Emergency and Remedial Response Division

Attachments

Cc: Assistant United States Attorney Sandra Levy  
Chief of Environmental Litigation, Civil Division  
Office of the United States Attorney  
Eastern District of New York



## INSTRUCTIONS FOR RESPONDING TO REQUEST FOR INFORMATION

### A. Directions

1. A complete and separate response should be given for each question.
2. Identify each answer with the number of the question to which it is addressed.
3. For each document produced in response to this Request for Information, indicate on the document, or in some other clear manner, the question to which it applies.
4. In preparing your response to each question, consult with all present and former employees and agents of the Navy whom you have reason to believe may be familiar with the matter to which the question pertains.
5. In answering each question, identify each individual and any other source of information (including documents) that was consulted in the preparation of the response to the question.
6. If you are unable to give a detailed and complete answer, or to provide any of the information or documents requested, indicate the reason for your inability to do so.
7. If you have reason to believe that an individual other than one employed by the Navy may be able to provide additional details or documentation in response to any question, identify that person.
8. If a document is requested but not available, state the reason for its unavailability. To the best of your ability, identify the document by author, date, subject matter, number of pages, and all recipients of the document with their addresses.
9. If anything is omitted from a document produced in response to this Request for Information, state the reason for, and the subject matter of, the omission.
10. If you cannot provide a precise answer to a question, please approximate but, in any such instance, state the reason for your inability to be more specific.
11. Whenever this Request for Information requests the identification of a natural person, or other entity, the person or entity's full name and present or last known address also should be provided.
12. If a response to any question is answered completely by a response to another question, or a request for a document has been addressed by a separate production, you may cross reference the responses so that you do not need to provide a duplicate response or duplicate documents.

## B. Definitions

1. As used herein, the term "Newtown Creek" shall refer to Newtown Creek, and shall include its five branches or tributaries, respectively Dutch Kills, Maspeth Creek, Whale Creek, East Branch, and English Kills.
2. As used herein, the term "Site" shall refer to Newtown Creek and any areas that have been a source of contamination to Newtown Creek, or are places where releases of such contamination to Newtown Creek have come to be located.
3. As used herein, the term "hazardous substance" shall have the meaning set forth in Section 101(14) of CERCLA, 42 U.S.C. § 9601(14). The substances which have been designated as hazardous substances pursuant to Section 102(a) of CERCLA (which, in turn, comprise a portion of the substances that fall within the definition of "hazardous substance" under Section 101(14) of CERCLA) are set forth at 40 CFR Part 302.
4. As used herein, the terms "hazardous waste," "disposal," and "storage" shall have the meanings set forth in Sections 1004(3), (5), and (33) of the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. §§ 6903(3), (5), and (33), respectively.
5. As used herein, the term "industrial waste" shall mean any solid, liquid, or sludge or any mixture thereof which possesses any of the following characteristics:
  - a. it contains one or more "hazardous substances" (at any concentration) as defined in 42 U.S.C. § 9601(14);
  - b. it is a "hazardous waste" as defined in 42 U.S.C. § 6903(5);
  - c. it has a pH less than 2.0 or greater than 12.5;
  - d. it reacts violently when mixed with water;
  - e. it generates toxic gases when mixed with water;
  - f. it easily ignites or explodes;
  - g. it is an industrial waste product;
  - h. it is an industrial treatment plant sludge or supernatant;
  - i. it is an industrial byproduct having some market value;
  - j. it is coolant water or blowdown waste from a coolant system;
  - k. it is a spent product which could be reused after rehabilitation; or
  - l. it is any material which you have reason to believe would be toxic if ingested, inhaled or placed in contact with your skin.
6. As used herein, the term "release" shall have the meaning set forth in Section 101(22) of CERCLA, 42 U.S.C. § 9601(22).

7. As used herein, the term the "Navy" refers to the United States Navy as now or as previously constituted, and any other federal agency or instrumentality under the jurisdiction of the Department of the Navy.
8. As used herein, the terms:
  - a. "Facility" shall mean all or part of the 108.6-acre facility located at the junction of Newtown Creek proper and its tributary Maspeth Creek, together with the structures, infrastructure and other improvements located thereon, and having an address formerly known as 47-01 Grand Avenue, Maspeth, Queens County, New York; and
  - b. "Other Newtown Creek Property(ies)" shall mean all other properties or facilities, if any, now or formerly owned or operated by the Navy within the area extending one-thousand feet from the shoreline of Newtown Creek (including each branch or tributary of Newtown Creek).
9. The term "identify" means, with respect to a natural person, to set forth the person's name, present or last known employer and business address and business telephone number, present or last known home address and home telephone number, and present or last known job title, occupation, position, or business.
10. The term "identify" means, with respect to a governmental agency, corporation, partnership, business trust or other association or business entity (including a sole proprietorship) to set forth its full name, address, legal form (*e.g.*, corporation, partnership, business trust, etc.), a brief description of its business and its ultimate parent corporation.
11. All terms not defined herein shall have their ordinary meanings, unless such terms are defined in CERCLA or RCRA or in their implementing regulations, in which case the statutory or regulatory definitions apply.

## **REQUEST FOR INFORMATION**

### **Section 1.0 Future Communications From EPA**

1. Future EPA Communications: If the Navy requests that future communications from EPA regarding the Site be sent to a particular individual or office, provide the name, address, telephone number, e-mail address and capacity of such individual or office.

### **Section 2.0 Owner/Operator Information**

2. Identify the Navy's ownership, custody and/or control of the Facility, including:
  - a. Nature of the Navy's interest in the Facility between 1943 and 1959;
  - b. Dates of acquisition and date of disposition of the Navy's interest and identity of the non-Navy or Navy predecessor transferor (on or about 1943) and transferee (on or about 1959);
  - c. Describe the different roles and responsibilities of the Navy during periods when the Facility was used by the Navy but when ownership or control was vested in others (e.g., Reconstruction Finance Corporation, Defense Plant Corporation or General Services Administration);
  - d. Dates of operation and date of cessation of operation of the Facility; and
  - e. Provide a copy of all instruments evidencing the acquisition or conveyance of the Navy's interest in the Facility (e.g., permits, leases, licenses, intra-governmental memoranda of understanding, etc.). (see attachment pages NEWT 00041552 – 00041557, NEWT 0041557 and NEWT 0041862 – 0041863 for reference to leases and permits to the Navy).
3. Identify all entities to whom the Navy granted rights to the Facility or to any portions thereof, or from whom the Navy derived rights to the Facility or any portion thereof, including a description of such arrangements, and provide a copy of all instruments evidencing or describing such arrangement including, but not limited to, the following:
  - a. Lessees, sublessees, licenses, or holders of easements (see, e.g., attachment page NEWT 0020182, which refers to a lease to the Government from the Long Island Railroad, which is renewed pursuant to the subject attachment).
  - b. Contractors, subcontractors, licensees or licensors that exercised control over any materials handling, storage, or disposal activity.
  - c. Pipelines providing delivery of materials to, distribution within or shipment from the Facility;
  - d. Railroads or rail lines providing delivery of materials to or shipment from the Facility;
  - e. Barge or other shipping companies providing delivery of materials to or shipment from the Facility; and

- f. Governmental agencies, departments or instrumentalities other than the Navy. (see, e.g., question number 7, below).
- 4. Ownership of Newtown Creek: At the present time or at any past time, has the Navy or the United States on behalf of the Navy:
  - a. Owned any portion of Newtown Creek or wetlands associated with Newtown Creek?
  - b. Asserted control or exclusive rights to use any area of Newtown Creek or wetlands associated with Newtown Creek, for any purpose including, without limitation, dredging, filling, construction, maintenance or repair of any facility located in the waters, the associated wetlands or sediments, including, by way of example, bulkheads, rip rap, pipes, wharfs, piers, docking, loading or unloading facilities, cranes or over-water facilities?
  - c. If the answer to either subparagraph “a” or “b” of this paragraph is yes, please identify the areas owned or controlled, or over which the Navy has a right to use, provide an explanation of how and from whom the Navy acquired such ownership or control, provide a copy of all title documents, leases, permits or other instruments where such right was derived, and describe all activities conducted pursuant thereto.
- 5. Operations In, Under or Over the Waters or On the Sediments of Newtown Creek:
  - a. Describe all activities at the Facility that were conducted over, on, under, or adjacent to, Newtown Creek. Include in your description whether the activity involved hazardous substances, industrial waste, petroleum or other waste materials and whether any materials were ever discharged, spilled, disposed of, dropped, or otherwise came to be located in Newtown Creek.
  - b. Has the Navy, at any time, constructed or operated any facility in or over the waters or on the sediments of Newtown Creek, including any bulkheads, rip-rap, pipes wharfs, piers, docking, loading or unloading facilities, containment booms, cranes or other on-water or over-water facilities?
  - c. Has the Navy, at any time constructed, operated or utilized any facility under the waters or sediments of Newtown Creek, including without limitation pipes, pipelines, or other underwater or under sediment facilities?
  - d. If the answer to subparagraph “b” or “c” of this paragraph is yes, please provide details including the facilities constructed or operated, the dates of such construction, replacement or major modification; whether there were discharges into the waters of Newtown Creek associated with construction or maintenance of such facilities, all permits associated with the construction or operation and the nature of the Navy’s authorization to construct or maintain such facilities in Newtown Creek including from whom the operating rights were obtained, and provide copies of relevant deeds, leases, licenses and permits.
  - e. Provide a summary of over-water activities conducted at the Facility, including but not limited to, any material loading and unloading operations associated with

vessels, materials handling and storage practices, ship berthing and anchoring, ship fueling, cleaning, maintenance, or repair.

- f. Has the Navy utilized lighters, barges, tankers or other vessels ("vessels") in any operations on Newtown Creek and, if so, provide details? With respect to vessel operations,
  - i. Identify all products and raw materials transferred to or from vessels and the dates of such operations;
  - ii. Describe the method of transfer to and from vessels during all periods of such activities;
  - iii. Identify the types of vessels utilized, the location at the Facility where vessels were moored and describe the docking and mooring facilities at the Facility;
  - iv. Describe vessel repair or maintenance activities, if any;
  - v. Describe vessel cleaning operations, if any, including the cleaning methods that were used, how cleaning waste was handled; and
  - vi. Describe spill prevention controls that were utilized in delivery or pick-up of materials.
- g. State whether any of the operations required to be identified above resulted in disposal or spillage of any materials into Newtown Creek or the re-suspension of any sediments of Newtown Creek. If the answer is a "yes" please provide details and documentation of such events.

6. Litigation and Administrative Enforcement:

- a. Has the United States, on behalf of the Navy, been a party to any litigation, whether as plaintiff or defendant, where an allegation included liability for contamination of or from the Facility, any Other Newtown Creek Property within 1,000 feet of Newtown Creek (whether or not owned or operated by the Navy)? If yes, identify such litigation and its disposition, briefly describe the nature of the Navy's involvement in the litigation and provide a copy of the pleadings and any final order.
- b. Has the United States, on behalf of the Navy, been identified by the EPA or by any New York State or New York City agency as a party responsible for environmental contamination with respect to a facility located within 1,000 feet of Newtown Creek? If yes, state the Navy's understanding of the basis for such notice of responsibility and provide a copy of any correspondence, orders or agreements between the Navy and the governmental agency.

7. EPA understands that in April 1949, the Navy issued permit Number NOy(R) 44383 to the Atomic Energy Commission for the use by the Atomic Energy Commission of certain land at the Facility including the use of buildings 42, 43, 43.a and 48 at the Facility. Please state whether the Atomic Energy Commission took possession of the permitted space, and the term of the permit. Please identify the activities undertaken by the Atomic

Energy Commission at the Facility and the nature of wastes resulting from those activities and the methods of waste disposal. Please provide a copy of the permit and of all written materials relating to the occupation and use of the Facility by the Atomic Energy Commission. In order to facilitate your response to this question, enclosed with this Request for Information is a copy of correspondence between the Navy and the United States Corps of Engineers relating to the permitted use of the Facility by the Atomic Energy Commission. (see attachment pages 0020157 – 0020160).

8. Identify each and every Other Newtown Creek Property (see Definition number 9.b for “Other Newtown Creek Property”) that the Navy presently (or previously) owns (or owned), leases (or leased), manages (or managed), operates (or operated), controls (or controlled), or otherwise has or had rights to use, manage or operate within the area extending one-thousand feet from the shoreline of Newtown Creek (Definition number 1 above defines “Newtown Creek” to include all tributaries or branches of Newtown Creek).

### **Section 3.0 Description of the Facility**

9. Provide the following information for the Facility, including a description responsive to each question and depictions by map, drawing, survey or otherwise:
  - a. historic photographs, including without limitation, aerial photographs, photographs showing construction, industrial or commercial processes, sanitary and storm sewer systems, outfalls, indoor and outdoor storage of materials or products, and photographs during construction;
  - b. all surveys and drawings of the Facility in your possession showing configurations of the Facility;
  - c. sanitary sewer system information, including drawings, sewer easements, surveys or maps showing location and configuration of sewer systems;
  - d. storm water sewer system information, including drawings, surveys or maps showing location and configuration;
  - e. all below-ground structures, including, pipes, pipelines, sumps, wells, dry-wells and other structures for storage or conveyance of solid, gaseous or liquid materials, whether above ground or below ground , and whether owned or operated by you or by another;
  - f. all above-ground structures, including buildings and including all facilities for storage or transport of solid, liquid or gaseous materials, whether owned or operated by you or by another;
  - g. all over-water or in-water facilities (e.g., piers, docks, cranes, bulkheads, pipes, treatment facilities, containment booms, etc.);
  - h. all treatment or control devices for all media and pursuant to all environmental laws and regulations (e.g., surface water, air, groundwater, hazardous waste, solid waste, etc.);



- i. groundwater wells, including drilling logs;
  - j. information related to any other outfalls, ditches, direct discharge facilities or other conveyance features and any discharges associated therewith; and
  - k. for all items identified in subparagraphs c, d, e, f, g, h, i, or j, locate each such item on a Facility map or plan, provide the date of installation, identify all permits associated with each item, state whether such items are still in service or, if not, when they were removed from service, identify all leaks or spills, if any, associated with each, and identify any closure of any such item.
10. For each environmental permit issued with respect to the Facility during the Navy's period of ownership or operation, identify the type of permit, the agency or governmental authority issuing the permit and provide a copy of the permit, the permit application, and any reports required to be generated by the permit.
11. With regard to the placement of fill at the Facility:
- a. Was any fill placed on the Facility during the development or redevelopment of the Facility by the Navy, or at any time thereafter? If so, identify all areas of the Facility where fill was placed, the lateral extent of the fill and the depth of the fill, the purpose of the placement, the source of the fill, the amount of the fill in each area, and the identity of the contractors involved in work related to the fill. State whether the fill has ever been characterized, either before placement or thereafter and, if so, provide a copy of the sampling/characterization results.
  - b. Were any portions of the Facility historically part of Newtown Creek or did the Facility formerly include any marshlands or wetlands associated with Newtown Creek. Please depict any such areas on a survey, drawing or schematic. Please provide your understanding of who filled any such wet areas, the approximate date of such fill, and the lateral extent and depth of such fill, the source of the fill, the composition of the fill and, if any sampling has ever been done of such filled areas, provide a copy of the sampling results.
12. Provide a copy of all reports, information or data you have related to soil, water (ground and surface), or air quality and geology/hydrogeology at and about the Facility. Provide copies of all documents containing such data and information, including both past and current aerial photographs as well as documents containing analysis or interpretation of such data.
13. Identify all past and present solid waste management units or areas where materials are or were in the past managed, treated, or disposed (e.g., waste piles, landfills, surface impoundments, waste lagoons, waste ponds or pits, drainage ditches, tanks, drums, container storage areas, etc.) on the Facility. For each such unit or area, provide the following information:
- a. a map showing the unit/area's boundaries and the location of all known units/areas whether currently in operation or not. This map should be drawn to scale, if

- possible, and clearly indicate the location and size of all past and present units/areas;
- b. dated aerial photograph of the Site showing each unit/area;
  - c. the type of unit/area (e.g., storage area, landfill, waste pile, etc.), and the dimensions of the unit/area;
  - d. the dates that the unit/area was in use;
  - e. the purpose and past usage (e.g., storage, spill containment, etc.);
  - f. the quantity and types of materials (hazardous substances and any other chemicals) located in each unit/area;
  - g. the construction (materials, composition), volume, size, dates of cleaning, and condition of each unit/area; and
  - h. If the unit/area described above is no longer in use, explain how such unit/area was closed and what actions were taken to prevent or address potential or actual releases of waste constituents from the unit/area.
14. Provide the following information regarding any current or former sewer or storm sewer lines or combined sanitary/storm sewer lines, drains, or ditches discharging into Newtown Creek from the Facility:
- a. the location and nature of each sewer line, drain, or ditch;
  - b. the date of construction of each sewer line, drain, or ditch;
  - c. whether each sewer line, drain, or ditch drained any hazardous substance, waste, material or other process residue to Newtown Creek; and
  - d. provide any documentation regarding but not limited to the following on any and all outfalls to Newtown Creek which are located within the boundaries of the Facility. Your response should include, but not be limited to:
    - i. whether the Facility is serviced by or otherwise drains or discharges to the outfalls and, if so, the source of the outfall;
    - ii. the identify of upland facilities serviced by the outfalls;
    - iii. the upland geographic area serviced by the outfalls; and
    - iv. the type of outfall (i.e., storm water or single or multiple facility outfall).
15. Provide copies of any storm water or Facility drainage studies, including data from sampling, conducted at these Properties on storm water, sheet flow, or surface water runoff. Also provide copies of any storm water pollution prevention, maintenance plans, or spill plans developed for different operations during the Navy's operation of the Facility.
16. Sewer Infrastructure including double barrel sewer: Provide the following information regarding sewer or storm sewer lines or combined sanitary/storm sewer lines, drains, or ditches discharging into Newtown Creek from the Facility, including specifically, and without limitation, the double barrel sewer draining into Maspeth Creek from the Facility

(see attachment page NEWT 0004301 showing location of double barrel sewer at the Facility);

- e. the location and nature of each sewer line, drain, or ditch;
- f. the date of construction of each sewer line, drain, or ditch;
- g. identify and provide copies of all sewer easements affecting the Facility;
- h. identify all drains at the Facility, interior and exterior, that were tied in to the double barrel sewer, and identify the processes producing wastes that were disposed of through connections to the double barrel sewer;
- i. whether each sewer line, drain, or ditch drained any hazardous substance, waste, material or other process residue to Newtown Creek; and
- j. provide documentation regarding but not limited to the following on any and all outfalls to Newtown Creek which are located within the boundaries of the Facility. Your response should include, but not be limited to:
  - v. whether the Facility is serviced by or otherwise drains or discharges to the outfalls and, if so, the source of the outfall;
  - vi. the identify of upland facilities serviced by the outfalls;
  - vii. the upland geographic area serviced by the outfalls; and
  - viii. the type of outfall (i.e., storm water or single or multiple facility outfall).

17. Connections to New York City sewer system (see attachment page NEWT 0020035):

- a. State whether the Facility was connected to the New York City sewer during the Navy's ownership or operation, and the date that the Facility was first connected;
- b. State whether the Facility has ever discharged liquid wastes other than through the New York City sewer system and, if so, provide details on such discharges;
- c. State whether the Facility participated in the New York City pretreatment program, whether the Navy has ever been classified as a significant industrial user, whether the Navy has ever been in violation of sewer use requirements or permits or received any notices of violation relating to use of the New York City sewer system;
- d. Provide any information detailing the volume of liquids discharged to the sewers and the nature of the discharges including analytical data detailing the makeup of the discharged liquids;
- e. Provide copies of all permits and permit applications for Industrial Wastewater discharge permits;
- f. Provide copies of all notices of violations, correspondence, hearing transcripts and dispositions relating to the Navy's use of the New York City sewer system;
- g. Copy of Baseline Monitoring Reports submitted to NYC in connection with the Navy's application for an industrial wastewater discharge permit;
- h. Copies of all surveys, reports or analyses delineating or characterizing the Navy's liquid wastes;
- i. Copies of all periodic monitoring reports for wastes discharged through the sewer system;

- j. Copies of all invoices from NYC or the NYC Water Board for water and/or wastewater charges including any wastewater allowances.

#### **Section 4.0 Navy's Operational Activities**

18. Provide a detailed description of activities conducted by the Navy (or by other United States Government instrumentalities acting pursuant to permit, lease or other right granted by the Navy). If the products, processes, operation, or business activity changed over time, please identify each separate operation or activity, the dates when each operation or activity was started and, if applicable, ceased. Please address all activities conducted at the Facility including, without limitation:
- a. Storage of 30,000 tons of NSA (and identify what "NSA" refers to (see attachment page NEWT 0041555)), storage of 60,000 tons of coal (see attachment page NEWT 0041555 and NEWT 0004315), storage of scrap including identification of the scrap materials (see attachment page NEWT 0004315), salvage and reconditioning, storage of salvage material removed from various building at the Facility (see attachment page NEWT 0004315);
  - b. Reconditioning of guns, ordnance and other equipment and processing diesel engine parts (see attachment page 0004236 and NEWT 004220);
  - c. Activities in connection with operation of the US Naval Shipyard: Brooklyn, NY Maspeth annex (see, e.g. attachment page NEWT 0004436);
  - d. Garage and automotive service and repair activities in building 45 at the Facility (see attachment page NEWT 0004315 and pages NEWT 0004538 – 0004539 (Building 45));
  - e. Activities conducted by other Governmental agencies, including without limitation, the Atomic Energy Commission (see question number 7, below);
  - f. Ship building or vessel maintenance activities, if any; and
  - g. All other activities conducted by the Navy or by others during the time that the Navy had custody or control of otherwise owned or operated the Facility.
19. Attachment pages NEWT 0004538 – 0004540 appears to show "Department and Division" and "Use" of a number of buildings at the Facility "showing condition on June 30, 1945." Attachment pages NEWT 0004312 – 0004318 provides further details of building usage as of May 1947. Please identify the responsibilities of the following Departments and Divisions and describe in detail the following uses, including chemicals used in such activities, solid and liquid waste streams, connections to sewers for liquid wastes and waste disposal:

<u>Department and Division</u>	<u>Use</u>
Industrial Ordnance	Salvage and Reconditioning
Industrial Ordnance	Heavy Ordnance
Industrial Ordnance	Inspection & Assembly Including Small

Industrial Ordnance	Arms
Industrial Production	Reconditioning Assembly and Inspection
	Internal Combustion Engine: Salvage and Reconditioning
Industrial Production	Special Industrial Assignments
Supply	Supply Functions at Maspeth
Supply	Receiving and Shipping
Public Works	Garage & Oil Storage
Public Works	Boiler House

20. Did the Navy store or combust coal at the Facility during the time of its ownership or operation? If your answer is yes, please respond to the following requests for information for all periods of time that the Navy operated at or owned the Facility (please refer to attachment page NEWT 0041555 concerning storage of coal and attachment page 0004540 containing Facility map depicting large coal storage area adjacent to Newtown Creek):
- Identify the purposes for such coal storage or combustion, including if used in energy production, the processes in which the energy was used at the Facility;
  - State the means by which the shipments of coal were delivered to the Facility, whether by barge, rail, truck or other, and identify the shipper and the vendor. Describe how the coal was received at the Facility and transported to storage facilities;
  - Identify the volume of coal received at the Facility, the type or types of coal (i.e. bituminous, anthracite, etc.) received and consumed on an annual basis during the period of the Navy's ownership or operations, including changes over time;
  - Describe the means of storage of coal at the Facility, including whether the Facility employed coal pockets or other storage areas, the dimensions and volume of such storage facilities, and whether such storage was indoors or outdoors and covered or uncovered. Identify on a Facility map or diagram the location of the coal storage facilities. Describe the means of transport of the coal from the storage facilities to the combustion point; and
  - Identify how the coal ash was managed including the location and storage facilities for the coal ash, and whether indoors or outdoors, covered or uncovered, the means of conveying the ash to the on-site storage facilities, the location of the storage facilities, and, if sent for disposal, identify the disposal companies. State whether the ash was ever used at the Facility, whether as fill or for any other purpose, or otherwise disposed of at the Facility and, if it was describe the circumstances and identify the areas of disposal on a Facility map.
21. Describe the receipt and storage of chemicals, raw materials, intermediary product, fuel and final product at the Facility. For each question, identify the time period covered by

your response. Please provide a copy of Navy manuals that over time were in effect describing these procedures. Please:

- a. Identify chemicals acquired for use at the Facility including the identification of each such chemical, the purpose for which it was used and the method and location of use and storage at the Facility. Describe all processes for which each such chemical was used at the Facility. Please provide Material Data Safety Sheets (MSDSs) for each such chemical. Identify all spills, emissions, discharges and releases of any such substances at or from the Facility.
  - b. Identify metals and metal compounds (including but not limited to raw materials, scrap, byproducts, ash, wastewater and wastes containing metals or metal compounds but not including metals as components of structures or equipment) acquired for use at the Facility and the method and location of use and storage at the Facility. Please provide MSDSs for each such chemical. Identify all spills, emissions, discharges and releases of any such substances at or from the Facility.
  - c. For polychlorinated biphenyls (PCBs): identify any PCBs previously or currently used or otherwise present at the Facility including, but not limited to (i) PCBs in plasticizers, fire retardants, paints, water-proofing, railroad ties, heat stabilizing additives for adhesives, and other materials; (ii) PCBs in capacitors, transformers, vacuum pumps, hydraulic systems, and other devices; and (iii) PCBs in raw materials, wastes, wastewater, scrap, and byproducts; Identify the purpose for each of them, any PCB testing done on such materials, and the method and location of use, storage and other handling of PCBs at the Facility. Identify all spills, emissions, discharges and releases of any PCBs at or from the Facility. Please provide any MSDSs for PCBs at the Facility.
  - d. Provide copies of any records, including Navy manuals or written procedures that you have in your possession, custody or control relative to the activities described in this Question.
22. For all periods of the Navy's ownership or operation of the Facility, describe how wastes transported off the Facility for disposal or treatment were handled, stored, and/or treated prior to transport to the disposal facility.
23. Describe the cleaning and maintenance of the equipment and machinery involved in operations at the Facility, including but not limited to:
- a. the types of materials used to clean/maintain this equipment/machinery;
  - b. the monthly or annual quantity of each such material used;
  - c. the materials used to clean up those spills;
  - d. the methods used to clean up those spills;
  - e. where the materials used to clean up those spills were disposed of;
  - f. provide copies of Navy manuals or procedures relating to cleaning of equipment and machinery and the Facility; and
  - g. provide copies of all records of such cleaning and maintenance including internal records and records from any outside vendor for such services.

24. Describe all wastes disposed by the Navy into drains at the Facility, including but not limited to:
- a. the nature and chemical composition of each type of waste;
  - b. the approximate quantity of those wastes disposed by month and year;
  - c. the location to which these wastes drained (e.g. Facility drains to Newtown Creek, sheet flow to Newtown Creek, septic system or storage tank at the Facility, oil-water separator, pre- treatment plant, New York City sewer system); and
  - d. whether and what pretreatment was provided.
25. Identify all oil/water separators at the Facility during the Navy's ownership or operation including dates of installation, dates of replacement or major modification, purpose of installation and source of influent, and location of discharge. Provide a copy of each permit and permit application, influent and effluent sampling results and copies of all submissions to federal, state, city or county environmental agencies or public health agencies relating to oil/water separators.
26. Identify each fixed above-ground storage tank and each fixed below-ground storage tank that is or was situated on the Facility during the Navy's ownership or operation. For each tank, identify the date of installation, the dates and nature of major modifications, and description or drawings of tanks, identity of contents that have been stored in the tank both before (if known) or during the Navy's ownership or operation, and the practices of cleaning at the time of any change in items stored, and the manner of ultimate disposal of wastes from the tank. Identify procedures for addressing spills from the tanks and identify all spills that have occurred during the Navy's ownership of the Facility. Provide a copy of all permits relating to the tank and provide a copy of all Navy written manuals or procedures, including manuals that have been superseded by newer manuals or procedures, addressing use and maintenance of such tanks.
27. Identify each pipeline serving the Facility that is or was situated on the Facility property (either above- or below-ground) during the Navy's ownership or operation. For each pipeline, identify the owner and the operator for the pipeline servicing the Facility. If there are separate owners or operators of the pipeline for the segments located on the Facility and the segment located off the Facility, please identify all such owners and operators. Please provide a copy of all permits maintained by the Navy relating to the pipeline on the Facility and the date of installation. Please identify all materials transported to the Facility through the pipeline, including, without limitation, crude petroleum, petroleum products, additives, other refining materials, batch separators, natural gas, manufactured gas, other fuels, chemicals and/or other materials. Describe pipeline cleaning processes and procedures for handling and disposal of wastes in the pipelines including mixed batches of materials in the pipeline. Identify procedures for addressing spills from the pipelines and identify all spills that have occurred during the Navy's ownership or operation of the Facility. Please provide a copy of all Navy written



manuals or procedures, including manuals that have been superseded by newer manuals or procedures, which address or regulated use and maintenance of such pipelines.

## **Section 5.0 Regulatory Information**

28. Identify each federal, state and local authority that regulate or regulated environmental concerns relating to the ownership or operation at the Facility, the activity regulated, and the applicable federal, state and local statute or regulation from which such regulation was derived.
29. Describe all occurrences associated with violations, citations, deficiencies, and/or accidents concerning the Facility related to environmental concerns. Provide copies of all documents associated with each occurrence described.
30. Provide a list of all local, state and federal environmental permits which have been applied for or issued to the Navy with respect to the Facility for any media, e.g., water (including SPDES and NPDES, NYC sewer permit, Industrial Pretreatment Program permit or any other wastewater discharge related governmental authorization or notice), excavation and fill in navigable waters, dredging, tidal wetlands, air, solid waste or hazardous waste, bulk storage, industrial wastewater, etc. under any environmental statute or regulation. Provide a copy of each federal and state permit, the applications for each permit.
31. Has the Navy or any contractor or agent associated with the Navy or any individual associated with any of the foregoing ever been accused of any criminal violation in connection with any operation at the Facility. If so, describe the disposition of such accusation and provide details on such accusation.
32. Was a Notification of Hazardous Waste Activity ever filed with EPA or New York State for any activity at the Facility during the period that the Navy owned or operated at the Facility. If so, provide a copy of such notification and the response given by EPA or New York State including the RCRA identification number assigned.
33. Identify all state or City offices to which the Navy has sent or filed hazardous substance or hazardous waste information with regard to the Facility or Other Newtown Creek Properties. State the years during which such information was sent/filed.
34. Has the Navy or the Navy's contractors, lessees, tenants, or agents ever contacted, provided notice to, or made a report to the New York State Department of Environmental Conservation or New York City Department of Environmental Protection or any other

state or city agency concerning an incident, accident, spill, release, or other event involving the Facility or involving Newtown Creek? If so, describe each incident, accident, spill, release, or other event and provide copies of all communications between the Navy or its agents and NYSDEC, NYCDEP, NYSDOH, NYCDOH or any other state or city agency.

## **Section 6.0 Facility Releases, Investigations and Remediation**

35. Identify all leaks, spills, or releases into the environment of any waste, including hazardous substances, pollutants, or contaminants, industrial waste or petroleum that have occurred at or from the Facility. In addition, identify and provide copies of any documents regarding:
- a. the date of each releases;
  - b. how the releases occurred, e.g. when the substances were being stored, delivered by a vendor, transported or transferred (to or from any tanks, drums, barrels, or recovery units), and treated;
  - c. the identity of the material released and the amount of each released;
  - d. where such releases occurred;
  - e. activities undertaken in response to each such release or threatened release, including the notification of any agencies or governmental units about the release and the remediation and the regulatory disposition concerning such release; and
  - f. identify all fires, explosions or other similar events that have occurred at the Facility during the Navy's ownership or operation that required response either by a Facility employee or a New York City responder or that was the subject of a subsequent investigation by a New York City agency. Identify the location on a Facility map where each of the events occurred and identify the items that were combusted in whole or part, including, without limitation, hazardous substances, pollutants or contaminants, industrial waste or petroleum. Provide a copy of all reports of the event, whether such reports are the Navy's private reports or are public reports in the Navy's possession.
36. Was there ever a spill, leak, release or discharge of waste, or process residue, including hazardous substances, pollutants, contaminants, industrial waste, or petroleum, into any subsurface disposal system or floor drain inside or under a building on the Facility? If the answer to the preceding question is anything but an unqualified "no", provide details of each event and any communication with any federal, state or city regulatory body.
37. Has any contaminated soil ever been excavated or removed from the Facility? If your answer is yes, identify and provide copies of any documents regarding:
- a. reason for soil excavation;
  - b. location of excavation presented on a map or aerial photograph;
  - c. manner and place of disposal and/or storage of excavated soil;

- d. dates of soil excavation and amount of soil excavated;
  - e. all analyses or tests and results of analyses of the soil that was removed from the Facility;
  - f. all confirmatory analyses or tests and results of analyses of the excavated area after the soil was excavated and removed from the area; and
  - g. all persons, including contractors, with information about (a) through (f) of this question.
38. Have you treated, pumped, or taken any kind of response action on groundwater under the Facility? If your answer is "yes", identify and provide copies of any documents regarding:
- a. reason for groundwater action;
  - b. whether the groundwater contains or contained hazardous substances, pollutants, contaminants, industrial waste, or petroleum, what the constituents are or were which the groundwater contained, and why the groundwater contained such constituents;
  - c. all analyses or tests and results of analyses of the groundwater;
  - d. if the groundwater action has been completed, describe the basis for ending the groundwater action; and
  - e. all persons, including contractors, with information about (a) through (d) of this question.
39. Was there ever a spill, leak, release or discharge of a hazardous substance, waste, or material into Newtown Creek from any equipment, structure, or activity occurring on, over, or adjacent to the Creek? If your answer is "yes", identify and provide copies of any documents regarding:
- a. the nature of the hazardous substance, waste, or material spilled, leaked, released or discharged;
  - b. the dates of each such occurrence;
  - c. the amount and location of such release;
  - d. whether sheens were created on the Creek by the release; and
  - e. whether there ever was a need to remove or dredge any solid waste, bulk product, or other material from the Creek as a result of the release? If so, please provide information and description of when such removal/dredging occurred, why, and where the removed/dredged materials were disposed.
40. Describe the purpose for, the date of initiation and completion, and the results of any investigations of soil, water (ground or surface), sediment, geology, hydrology, or air quality on or about the Facility. Provide copies of all data, reports, and other documents that were generated by the Navy or any contractor or consultant, or by a federal or state regulatory agency related to the investigations that are described.

41. Describe any remediation or response actions that the Navy or its agents or consultants have ever taken or are currently taking at the Facility, either voluntarily or as required by any state, local or federal entity. If not otherwise already provided under this Information Request, provide copies of all enforcement agreements with regulatory agencies pursuant to which such response actions were undertaken as well as all reports of investigations or cleanup activities on the Facility.
42. Provide a copy of all environmental investigation reports of the Facility including investigations undertaken at the times of acquisition and transfers of the Facility by the Navy.

#### **Section 7.0 Compliance with this Request**

43. Persons and Sources Consulted in Your Response: Identify all persons, other than counsel, that the Navy consulted, and all sources that the Navy reviewed in responding to this request, including, but not limited to:
  - a. the names of persons consulted, the contact information for such person, and if the person is a current or former employee, the job title and responsibilities for such persons and the dates of employment, and identify which questions the person was consulted about; and
  - b. a description and the location of where all sources reviewed are currently located and the questions to which such sources relate.
44. Identify all individuals who currently have and those who have had responsibility for the Navy's environmental matters (e.g. responsibility for the disposal, treatment, storage, recycling, or sale of the Navy's wastes) at the Facility. Also provide each such individual's job title, duties, dates performing those duties, supervisors for those duties, current position or the date of the individual's resignation, and the nature of the information possessed by such individuals concerning the Navy's waste management.

CERTIFICATION OF ANSWERS TO REQUEST FOR INFORMATION  
NEWTOWN CREEK SUPERFUND SITE

State of \_\_\_\_\_:

County of \_\_\_\_\_:

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document (response to EPA Request for Information) and all documents submitted herewith, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete, and that all documents submitted herewith are complete and authentic unless otherwise indicated. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. I am also aware that the Navy is under a continuing obligation to supplement its response to EPA's Request for Information if any additional information relevant to the matters addressed in EPA's Request for Information or my Navy's response thereto should become known or available to the Navy.

\_\_\_\_\_  
NAME (print or type)

\_\_\_\_\_  
TITLE (print or type)

\_\_\_\_\_  
NAVY NAME

\_\_\_\_\_  
SIGNATURE

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

[STAMP OR SEAL]

## **ATTACHMENTS**

C O P Y

NAVY DEPARTMENT

Bureau of Ships

Section 765

Refer to File No.

Washington 25, D. C.

QM/Aluminum of A.  
(765-A)

August 8, 1944

Director  
Aluminum and Magnesium Division  
War Production Board  
Washington, D. C.

Dear Sir:

This Bureau desires to arrange for the use of Building #32, comprising approximately 60,000 square feet of floor space, at the Maspeth, Long Island aluminum plant formerly operated by the Aluminum Company of America. This space is to be used by the New York Navy Yard for processing diesel engine parts in connection with the present reconditioning operation on Flushing Avenue.

It is understood that you have inspected this space with representatives of the Yard and have discussed details with them.

If you approve, it is requested that you advise the proper procedure to accomplish this utilization which we understand involves your agency, the Defense Plant Corporation, the Aluminum Company of America and the Navy.

Yours very truly,

J. J. Broshek  
By Direction of  
Chief of Bureau

CC:

Mr. Sam Husbands,  
Pres., D.P.C.

C O P Y



DEFENSE PLANT CORPORATION  
Washington, D. C.

RECEIVED *file*

MAR 9 1945

STANDBY FACILITIES  
Office of  
A. M. Daniels

November 25, 1944

Navy Department  
Bureau of Yards & Docks  
Washington, D. C.

Gentlemen:

Re: Plancor 226-A1

Reference is made to the undated letter from the Bureau of Ships confirming conference of October 13, 1944, with our representatives advising that the Bureau of Ships, Navy Department, desires to arrange for the use and occupancy of all of the Defense Plant Corporation aluminum plant and facilities located at Maspeth, Long Island, New York, with certain exceptions, as an extension of the Brooklyn Navy Yard for the purpose of reconditioning guns, ordnance and other equipment. You further advised that the space now being used by the Navy Yard, being the buildings known as Carbon Rodding Buildings Nos. 32 and 32A, for processing diesel engine parts will be continued to be used for this purpose.

Preliminary negotiations have been had with representatives of the Navy Department, the Aluminum Company of America (hereinafter called "Alcoa") which is presently in possession of the plant pursuant to the terms of that certain Agreement of Lease dated August 19, 1941, as supplemented, and members of our Washington and New York staffs to permit the Navy Department to assume possession of the plant promptly and to take complete control and custody of the entire plant and facilities, except:

- (a) Potroom Buildings Nos. 16 and 18; Rectifier Station Buildings Nos. 1 and 1A; Metal Service Building No. 34 until after the completion of the DPC auction sale to be held in said Building; and approximately one-half million square feet of vacant land at the north end of the plant site;
- (b) A triangular tract of land which has been conveyed to the Eugene B. Debs Memorial Radio Fund, Inc.; and a small portion of the site lying northeast of Page Place;
- (c) The oil house and garage which are to be used by the Thomas L. Crimmins Contracting Company until the completion of the plant clearance program, and the right reserved to Alcoa during such program to share in the use of the gasoline and oil storage tanks;

pending the definitive termination of the Alcoa-DPC lease and the execution of a lease agreement with the Navy Department. It is understood that the buildings to be made available to the Navy Department shall include as

an integral part thereof all overhead cranes. It is further understood that certain minor tracts or strips of land are subject to easements or rights of ingress or egress and are covered by an agreement between DPC and the City of New York, and Navy Department's possession of such strips will be subject to said agreements, easements or rights.

DPC as Owner and Alcoa as Lessee are willing to turn over to the Navy Department as of twelve o'clock noon on November 27, 1944, full custody and possession of the plant, subject to the understandings set forth in the minutes of a meeting between representatives of the Navy Department, Alcoa and DPC on November 10, 1944 (copy of which is attached) as modified by the terms of this letter and upon the following further general understandings:

1. From and after the date of delivery of custody and possession of the plant to the Navy Department it will, to the extent that the Navy Department has available appropriations therefor, (a) indemnify DPC against any liability to third persons accruing to DPC as owner of the plant for loss or damage to persons or property resulting from the use and occupancy of such plant by the Navy Department, its contractors, agents or employees, except insofar as DPC is compensated for such loss or damage by the receipt of insurance proceeds, and (b) indemnify Alcoa for any loss or damage to Alcoa's own property located within the plant boundaries resulting from any wrongful acts or negligence on the part of the Navy Department, its contractors, agents or employees, except insofar as Alcoa is compensated for such loss or damage by the receipt of insurance proceeds.
2. Until the inventory and plant clearance programs being carried on by Alcoa have been completed and the auction sale held in Metal Service Building No. 34, the guard force of Alcoa will be retained for the protection of the plant boundaries and other direct interests of DPC and Alcoa which are not to be taken over by the Navy Department under its proposed lease. The Navy will be free to place its own plant protection force at any place within the plant that it deems such force necessary for the protection of its interests and, if necessary, to place its guards jointly with the Alcoa guard force at any point. The Agent of DPC at New York and the Alcoa Works Manager at New York are authorized to decide by mutual agreement with the proper Navy Department representative questions which may arise regarding plant security.
3. From and after the date of delivery of custody and possession of the plant to the Navy Department, the Navy Department will have sufficient fire guards employed for the protection of the

premises and will as of such date assume full and complete responsibility for such protection. Alcoa shall be relieved from this responsibility as of the date of delivery of custody and possession of the plant to the Navy Department.

- ✓ 4. The Navy Department will assume as of the date it takes custody and possession of the plant all plant maintenance and Alcoa shall be relieved of this responsibility as of such date. Maintenance by the Navy Department shall include, but without limitation, the operation of the entire heating system, the supplying of heat to the two rectifier station buildings, the supplying of power for the circuit breaker heating elements, and the maintenance of the emergency lighting system.
5. The crane rectifiers located in Buildings 1 and 1A will be removed and placed in suitable covered locations, or enclosed in segregated enclosures in their present locations, as may be jointly agreed upon between DPC and the Navy Department.
6. Paragraph 6 of the attached copy of the minutes of the meeting of November 10, 1944, is hereby amended to read:

"DPC shall determine from time to time the equipment located at the plant that is available for sale to the Navy Department, after consultation with Alcoa regarding the equipment which it or the Thomas L. Crummins Contracting Company will require in connection with the plant clearance program."
7. The Navy Department from and after the date it assumes custody and possession shall exercise due care to protect DPC property. In the event of loss or damage to any property of DPC caused by negligence of the Navy Department, its contractors, agents or employees, the cost of all necessary repairs or replacement shall be paid by the Navy Department.
- ✓ 8. Since DPC will make no charge to the Navy Department for the use and occupancy of the plant, other than (a) charges for all taxes, assessments and similar charges which at any time during the term of the Navy Department's occupancy and use of the premises may be taxed, assessed or imposed upon DPC with respect to or upon the plant site or the buildings and machinery therein, and (b) such other charges or obligations as the Navy Department has assumed herein and which may be incorporated in the definitive lease agreement, the Navy Department shall reimburse DPC for all costs and expense incurred by DPC incident to clearing the plant and otherwise making it available for the use and occupancy of the Navy Department. The use and occupancy of the plant by the Navy Department shall terminate when substantial use of the plant by the Navy Department is no longer needed for the prosecution of the present wars in which the United States is engaged.

It is understood that the Navy Department will take over such of the personnel at the plant as properly qualify for Navy employment, but that the Navy Department or its representatives will not interview any employee of Alcoa until it has been notified by Alcoa in writing that the particular employee's services are no longer needed in the plant clearance program. Where it is desirable, it is understood that the Navy may interview Alcoa employees to make arrangements to hire such employees at a future date provided such date is agreed upon between Alcoa and the Navy Department.

Until DPC notifies the Navy Department that the Administration Building and other office space, telephone, and similar facilities are no longer principally required for the plant clearance program, the Administration Building and other office space, telephone, and similar facilities shall be under the control and custody of Alcoa in order that the various activities can be carried on without undue interference or misunderstandings.

It is understood that the foregoing interim understanding is to enable the Navy Department to assume possession of the plant and facilities, with the exceptions noted, promptly, and that a definitive lease agreement mutually satisfactory to DPC and to the Navy Department will be negotiated as soon as possible. It is further understood that the existing lease of such plant to Alcoa will be terminated upon terms and conditions mutually satisfactory to DPC and Alcoa as soon as possible, and that Alcoa will use its best efforts to remove the potlines from the property in accordance with the schedule set forth in paragraph No. 7 of the attached minutes of meeting dated November 10, 1944.

This letter has been signed in triplicate. If the foregoing is satisfactory kindly indicate the Navy Department's approval and acceptance on the three signed counterparts hereof and forward such three counterparts to Mr. I. W. Wilson, Vice President, Aluminum Company of America, 801 Gulf Building, Pittsburgh, Pennsylvania, for the approval of Alcoa if satisfactory. Mr. Wilson should be asked to notify this office by telegram or telephone as soon as the letter agreement has been approved by Alcoa and thereafter to forward one fully signed and approved copy to this office and another copy to the Navy Department.

Very truly yours,

(Signed) Hans A. Klagsbrunn

Hans A. Klagsbrunn  
Exec. Vice President

Approved for Aluminum Company of  
America this 27 day of November, 1944.

(Signed) I. W. Wilson  
Vice President

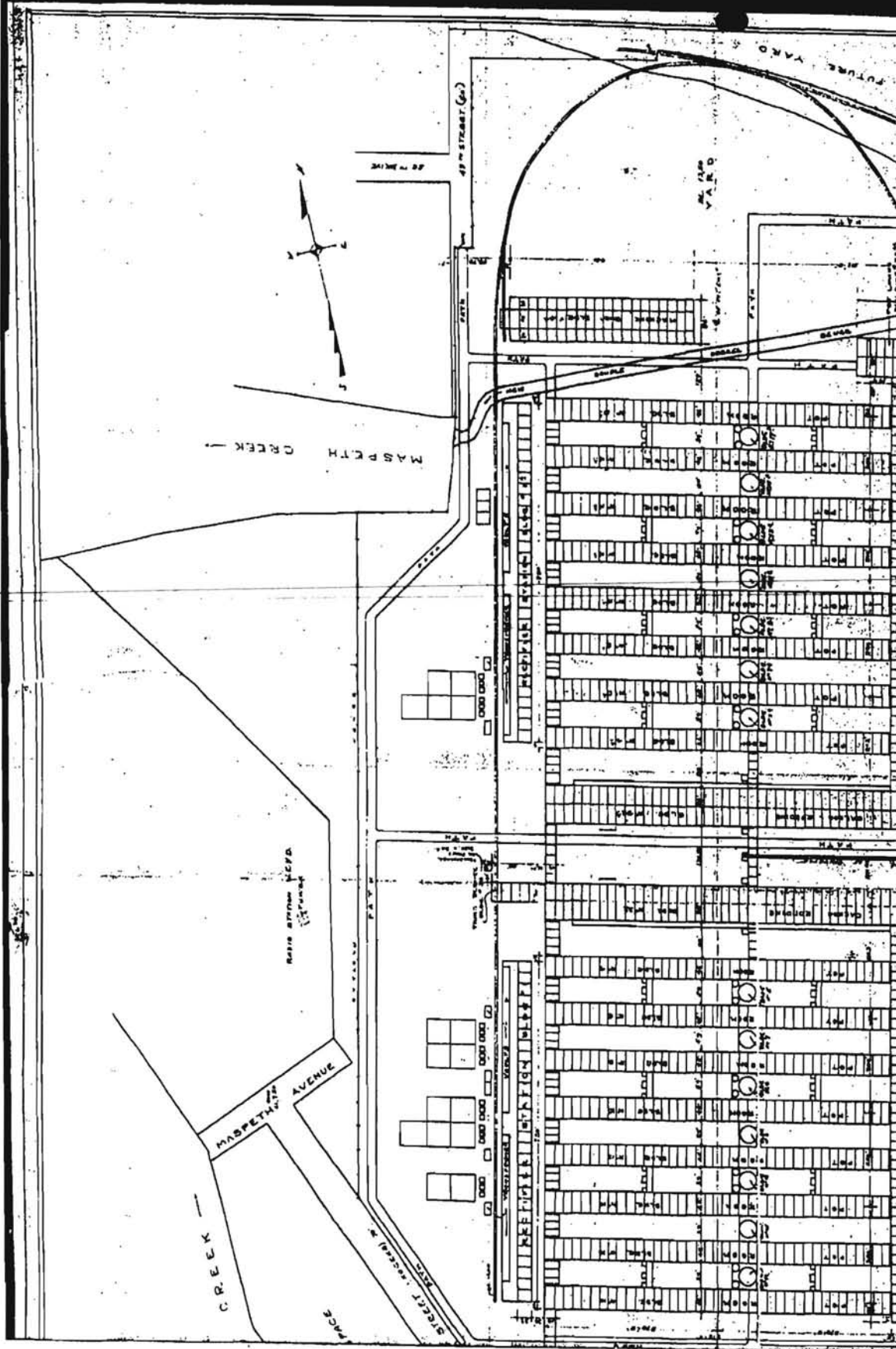
Approved and accepted on behalf of  
the Navy Department this 25 day of  
November, 1944.

(Signed) John J. Courtney

Authorized Officer

By direction of the Chief of the Bureau of Yards and Docks  
acting under the direction of the Secretary of Navy.





WAR ASSETS ADMINISTRATION  
ORPD-PM  
(SURPLUS ODP-ARMY-NAVY-MARITIME PLANTS)

MEMORANDUM

May 2, 1947

SUBJECT: Aluminum Co. of America  
Plancor 226-A1, Maspeth, L.I.  
Joint Physical Inspection  
to determine Plant Site  
Location of W.A.-1001's and  
Identification of W.A.-1001's  
as follows:  
226-A1-A186, A187, A188, A189,  
A190, A191, A192, 226-A1-C193,  
C194, C195, C202, C206.

On April 24, 1947 at 10:00 A.M. a meeting was held  
in the subject plant site offices attended by:

Mr. Clem Dowling, Site Manager/W.A., Whse.#3, Region 2, N.Y.  
Mr. Sidney Eiger, Inspector/W.A., Office of Acquisitions, N.Y.  
Mr. M. Tasch, Inspector/W.A., Office of Acquisitions, N.Y.  
Mr. Frank Lumer, Packaging/W.A., Office of Acquisitions, N.Y.  
Mr. J. Lombardi, " " " " " "  
Mr. John McCole of R.F.C. Site Office (formerly with Prime  
Contractor Alcoa since site was built)

The subject captioned W.A.-1001's were screened and  
my identification of every item noted directly on cover  
sheets. Due to the current occupancy and usage lease by  
U.S. Navy and until better clarification is made of W.A.  
1001's captioned surplus declarations, the W.A. Joint Survey  
was postponed.

The following days, April 25, 28, 29, 30, and  
May 1, 1947 were given to inspection of various buildings,  
structures, etc. on the site to better identify both realty  
and personalty reflected on subject 226-A1 declarations.

Assistance was given by the following U. S. Naval  
Shipyard Maspeth Annex personnel to determine if Navy  
custody receipts were issued covering subject items, but  
few were found:

Lt. P.Q.D. Cox (jg) USN, Officer-in-Charge  
John Phelan, Clerk, USN, C.F-5  
John Geigle, Shop Supt. Office of New York Navy Yard,  
Brooklyn, N.Y. Phone: Cumberland 6-4500 Ext. 543 and 544  
Leo Markowitz, Asst. to John Geigle

The occupancy lease (RFC to Navy) was again screened and the realty or personalty not in use by Navy was noted again on the subject SPB-1 declaration cover sheets.

GENERAL: The following identification list of all buildings shows briefly present occupancy, type of structure and the location with tonnage capacity of various overhead travelling cranes, platform scales and scale houses. Buildings are limited to future industrial usage only upon clearance of the many Building Code violations held in abeyance by New York City until the site is vacated by the Government. At the time of vacancy, the City of New York might also request the removal of buildings erected on the Maspeth Avenue easement right of way, running across Plancor Site.

IDENTIFICATION LIST OF BLDGS.

LAND: Approximately 108 2/3 acres.  
Floor Area - Approximately 1,000,000 sq. ft.

Bldg. #1 (Rectifier) In use (by RFC) while dismantled electric equipment is removed by Long Island Railroad, purchaser of this equipment. Brick structure, two story, contains hot water boiler and six (6) ton overhead type crane.

Bldg. #1A (Rectifier) 2nd floor occupied (by RFC) while Long Island Railroad is removing equipment purchased. Contains hot water boiler)  
1st floor occupied by U. S. Navy  
No basement - two story/brick structure.  
Contains one (1) six (6) ton overhead type crane.

Bldgs. #4A to 18A Each building has two (2) six (6) ton overhead type cranes. In use by Navy (all fifteen - 15) One story/steel structure, corrugated walls.

Bldg. #32A In use by Navy (all) one story/steel structure, corrugated walls, contains two (2) six (6) ton overhead type cranes.

Bldg. #32 In use by Navy (all). One story/steel structure, corrugated walls, contains two (2) six (6) ton overhead type cranes.

Bldgs. #4 to 14 In use by Navy (all eleven - 11) One story/steel structure, corrugated walls - contains two (2) six (6) ton overhead type cranes in each building.



Bldgs. 16 & 18 Occupied by W.M. Warehouse #3 (all) one story/steel structure, corrugated walls - toilet only - no hot water installation - contains two (2) six (6) ton cranes in each bldg.

Bldgs. 5 to 17. In use by Navy (All thirteen - 13) One story, Steel structure, corrugated walls.

Bldg. 32 In use by Navy (one - 1) One story, steel structure, corrugated walls. RR track thru east wing - Has two (2) six (6) ton cranes. (overhead type)

Bldg. 30 In use by Navy (with RR track thru west wing and 50 ton, overhead crane) One story..

Bldg. 33 In use by Navy (one story/corrugated) contains sump pump. With RR track thru east wing. No cranes.

Bldg. 30. In use by Navy (one story brick) Contains pump.

Bldg. 36 In use by Navy (one story/corrugated). With RR track thru center. No cranes.

Bldg. 34 & 34. In use by Navy (both one story/corrugated) Each contains scale house. One monorail traveling crane in each bldg. 7½ ton cap.

Bldg. 44 In use by Navy (one story/brick) One (1) ton (10) ton traveling crane. Contains Compressor Room.

Bldg. 40 In use by Navy (two story/frame and basement) Administration Office Bldg. Hot water tank. No cranes.

Bldg. 41 In use by Navy (one story/frame). Hot water tank. No cranes.

Bldg. 48 In use by Navy (one story/frame). Hot water tank. No cranes.

Bldg. 66 Central Heating Plant. Two and one-half story with basement coal bins. Brick bearing walls. Foundations reenforced concrete. In use by Navy.

Bldg. 39 In use by Navy (one story/frame) Guard House.

- Bldgs. 43 & 43A In use by Navy (one story/frame) Contains women's lockers and quarters. Contains hot water boilers in each bldg.
- Bldg. 42 In use by Navy (one story/frame). Contains Dispensary and Offices/toilets. Also in use by RFC and Plant Clearance Program.
- Bldg. 45 In use by Navy (one story/brick walls) Garage and oil storage.
- Bldg. 50 Moved off site (one story/frame) in 1945.
- Bldg. 51 In use by Navy (one story/frame) Fire Dept./ Navy owned. Contains two (2) Units. (Auto trucks)
- Bldg. 52 In use by Navy (one story/frame) Carpenter and Maintenance Shop.
- Bldg. 47 T In use by Navy (one story/frame with addition (Canteen) Corrugated Metal Bearing Walls. No cranes in this Bldg.

U. S. Naval Shipyard, Maspeth Annex occupies approximately 96% of all buildings since plant was dismantled September 1944. Under lease agreement with RFC (this includes central heating system bldg. and boiler house) Navy occupies the open space (former parking and coal storage area bordering Newton Creek across 47th Street from Grand to Maspeth Avenues and the open Northern area of plant site which is given to scrap storage for both Navy and WAA material. In addition Navy is using Northern area for outside storage of salvage material (boxed and crated) being removed from various buildings on site.

WAA/Maspeth Whso. #3 retain two (2) buildings (numbers 16 and 18) for storage and site sale purpose. (Ingress and egress thru Navy/pass and policed main entrance gate on Grand Avenue)

High Tension Area (as listed in brochure) adjacent to Bldgs. #1 and #1A sold and being rapidly cleared off site. Removal of all structural and high tension equipment being made by the purchaser, Long Island Railroad. Removal Contract held by Gibbs & Hill, Inc. (Consultant Engineers) of Pennsylvania Railroad, Station Bldg., New York, with cartage contract by Gerosa Haulage & Warehouse Corporation, Bronx, New York.

Silver Recovery Program (Plancor 1081) from Plancor 226-A1 being made and removed off site by RFC/ Washington, D.C. and RFC, New York, New York. Bus Bar (silver) from Bldg. #1 and Coils (silver) from Bldg. #30.

Rent (total net) Paid by U.S. Navy for Occupancy  
Lease Plancon 226-41 Site (Information given Mr. McNulty,  
ORPD, by Mr. C. T. Shubert, DPC Engineer/Supervision of Mr.  
Jacobsen, Division DPC Engr) as follows:

New York City Tax 1946 - 1947                      \$197,352.23  
(three - 3 - Months \$49,338.06)

Credits as per lease: (Approximate)

Rectifier Bldg. #1	4.6 per cent	
" " #1a	2.3 " "	
Pot Room " #16	3.4 " "	
" " " #18	3.4 " "	
Storage/Tanks	1.4 " "	
Open Space	1.6 " "	
App. Total	16.7 " "	or \$8,140.78

	\$49,338.06
	8,140.78
Total Net Rental Paid	\$41,197.28

FIRE PROTECTION: (Wet sprinkler system in Bldgs. #40, 41, 42, 43, 43A, 48. Other structures - None.) Adequate by Navy owned Fire Dept. (two auto trucks) and personnel on site. Extinguishers in all Bldgs. Fire Hydrants - eighteen (18) in all - pressure 60# on site connected to N.Y. City Water System.

WATCHMAN & NAVY  
CIVILIAN POLICE

On constant duty with 48 clock (Detox) stations in all areas.

COMPRESSED AIR

from Compressor Room to all Bldgs.

STEAM HEATING &  
HOT WATER

from Central Boiler House. Heating system using bituminous coal. Babcock & Wilcox Boiler rated cap. 40,000# steam per hour/ 150# gauge (dry saturated) with Westinghouse six (6) rotort stoker and coal feeder.

CONDITION:

All Good, including steel boiler house/ stack and brooching.

PLUMBING &  
TOILET FACILITIES

In good condition all bldgs.

CONDITION OF  
BUILDINGS:

Fair to good. Majority of roof structures will require alteration for industrial use account of open ventilation designed for Alcoa Pot Rooms.

RAILROAD SIDINGS  
AND LOADING  
PLATFORMS:

Buildings adjacent to Railroad spurs and take offs designed (concrete foundations on sunken piling) so that floor levels are even with flat or box car floor. Portable Steel Bridges span the openings in close proximity of building sides and end bearing walls. Capacity (box, flat or gondola type) of Spur Area Total of 84 freight cars, with allowance for cutting in and out of cars.

FENCING:

Property fence is in good condition.

TRANSPORTATION:

Long Island Railroad Freight into site. Other for personnel by Grand St. (Ave.) trolley. Passes entrance gate.

AIRPORTS:

LaGuardia Field - three (3) miles distant.

WATERWAYS:

Site Dockage facilities on Newton Creek to East River.

OBSERVATIONS AND  
RECOMMENDATIONS:

(1) Various large ore tanks situated between former Pot Room structures with overhead conveyor filling system not in use and fuel oil tanks should be immediately disposed of because same will not add to future resale value of property. Removal by W.M. will not interfere with reclamation and storage operations of the site tenant, New York Naval Shipyard, Maspeth Annex. Permission can be had from Navy for removal.

(2) All buildings, installations and open areas adjacent are kept in good condition by Navy.

(3) Recommendations that our present 226-11 Brochure in use by ORPD/Sales "Be Rubber Stamped" to call attention of prospective buyers of changes in available pictured power supply equipment due to prior sale.

(4) Reference be made to current occupancy Plot Plan prepared and furnished with this report with copy of W.M. Sales Brochure (Plancor 226-11) entitled "A complete Power Supply & Rectifier Installation" which has been corrected to show material sold and filed in SPB-5 folder of ORPD/Reports & Document Control Section.

True findings of personalty surplus  
declarations can only be found when Navy  
vacates the site and furnishes "H.A."  
copies of custody receipts.

Submitted by:

Wm. B. McNulty

ADDRESS REPLY TO  
THE BUREAU OF YARDS AND DOCKS

AND REFER TO  
ND3/N1-13  
L33-44-Ma  
B-412.3/am

NAVY DEPARTMENT

WASHINGTON 25, D. C.



12 MAY 1949

Mr. John H. Joss,  
General Counsel,  
War Assets Administration,  
Washington 25, D. C.

Sir: .

Reference is made to your letter of June 4, 1948, your file AGR-I, Aluminum Company of America, Maspeth, New York, Plancor 226-A1, RNY-2, relative to Government Lease NOy(R)-39039, originally entered into between Reconstruction Finance Corporation as Lessor and this Department on November 23, 1945, covering the use of subject Plancor as an adjunct to the Naval Shipyard, Brooklyn, New York. This lease expires on June 30, 1949. Rent payable thereunder is equivalent to the New York City real estate taxes, presently amounting to approximately \$155,000 per year, and is payable in quarterly instalments to your Administration, to whom the lease was assigned by Reconstruction Finance Corporation at the time the property was declared surplus and accountability accepted on December 1, 1947.

It is the understanding of this Department that when the Plancor was declared surplus, bare legal title was retained in the Reconstruction Finance Corporation, and that so long as this condition exists, your Administration, although not required to do so by law, will continue to make payments in lieu of taxes.

As you are aware, legislation is currently pending before the Congress authorizing and directing the Reconstruction Finance Corporation to convey title to the facility to the United States and authorizing your Administration to transfer custody and control to this Department. Although



there is reason to believe that such legislation will be favorably acted upon by the present session, it is entirely possible that this will not occur prior to June 30, 1949. In view of the fact that your Administration has authority to direct the Reconstruction Finance Corporation to transfer title to the Plancor to the United States, it is accordingly requested that action be instituted to effect such conveyance, and that thereafter a permit be executed to this Department until such time as legislation can be enacted authorizing the transfer of custody and control to this Department.

It will be appreciated that by reason of the declaration of surplus equitable title to this facility is already in the United States. This Department has a vital and pressing need for the continuing use of the property as a necessary adjunct to the Naval Shipyard, Brooklyn, and it is believed that by the procedure outlined hereinabove payment of taxes can be stopped and thereby a substantial saving can be effected in federal expenditures.

It is requested that this Department be advised of any action your Administration might take relative to the requests contained herein.

Very truly yours,



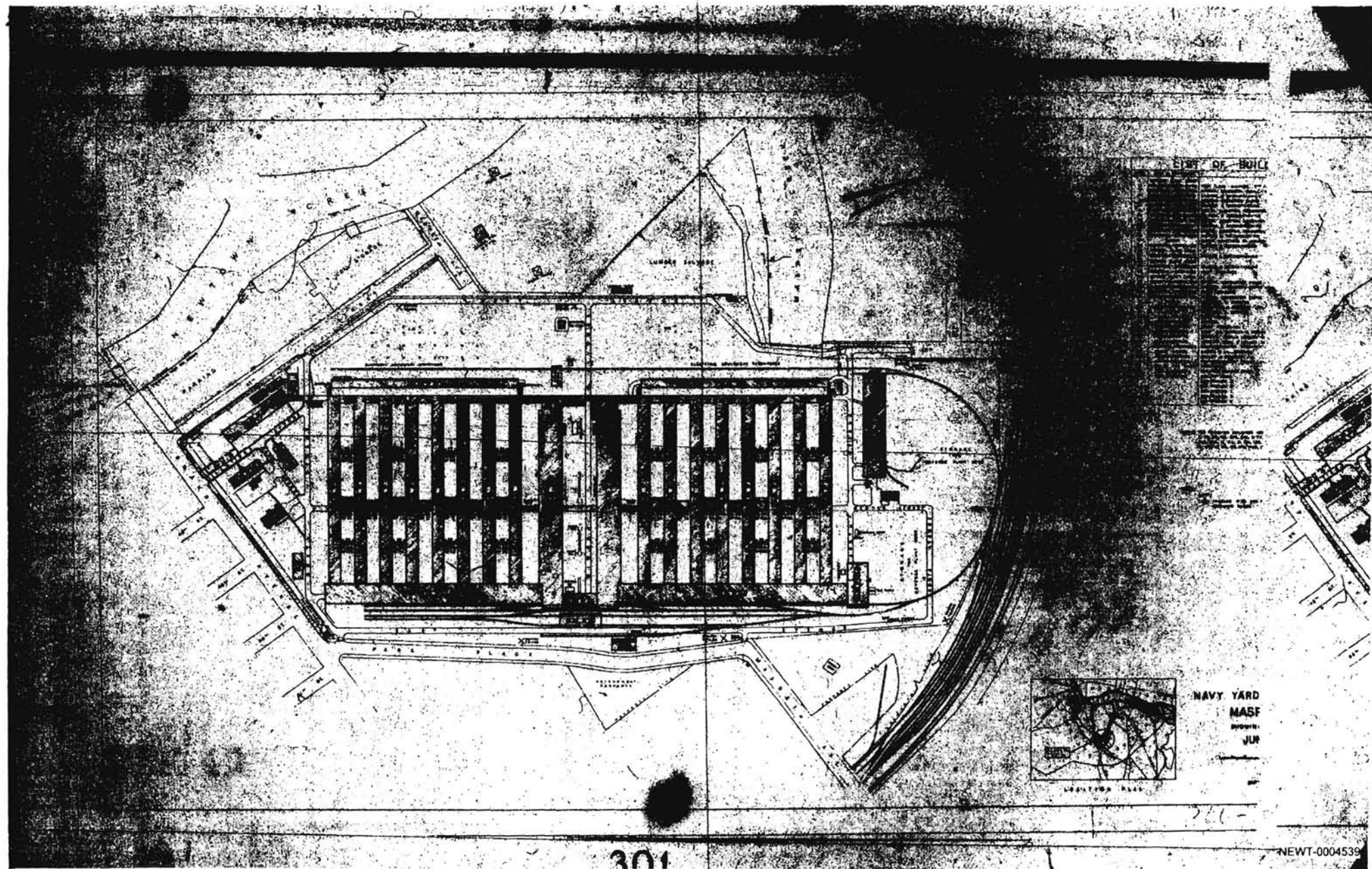
Jack E. Cochran  
By direction of Chief of Bureau

[illegible]

### NOTE:

NEWT-0004538



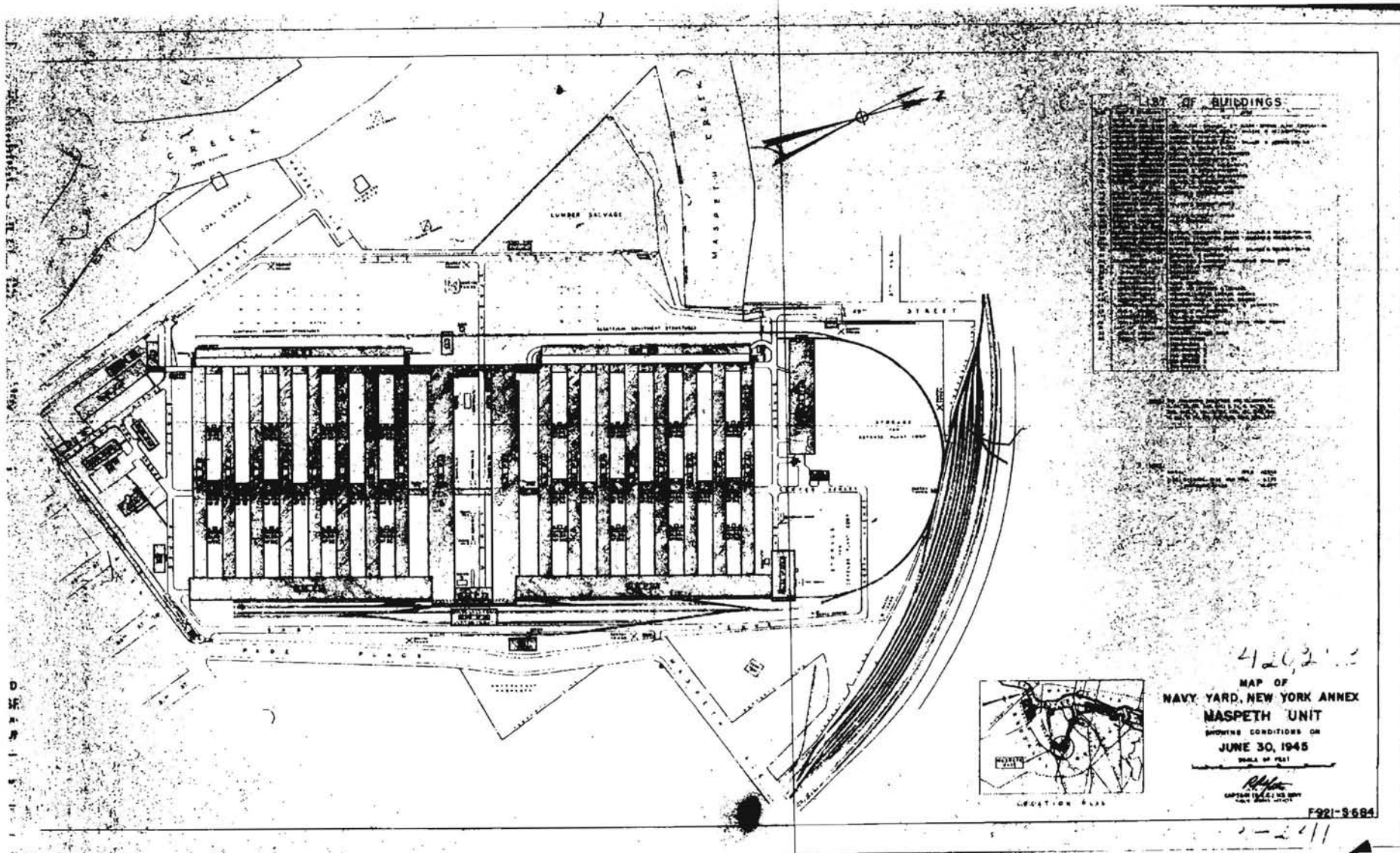


LIST OF BUILDINGS

NO.	NAME	AREA	VOLUME
1	MAIN BUILDING	100,000	1,000,000
2	STORAGE	50,000	500,000
3	OFFICE	10,000	100,000
4	WORKSHOP	20,000	200,000
5	WAREHOUSE	30,000	300,000
6	SHED	15,000	150,000
7	DOCK	10,000	100,000
8	CRANE	5,000	50,000
9	TRUCK	5,000	50,000
10	TRUCK	5,000	50,000



NAVY YARD  
MASS  
JUN



FORM WFO-17

DEFENSE PROJECT  
AGENCY WFO - DFO  
PROJECT NO.  
PLANFORM NO. 228-A-1

Received October 30, 1942

228-128  
228-A-1

Name of Project \_\_\_\_\_ For ~~Aluminum~~ Industry WFO  
Aluminum Company of America Location Maspeth, Queens, N. Y.

## A. Examiner

Name Warren A. Wells Date Visited Project October 27, 1942  
Date of this report October 28, 1942 Date of Previous Visit -  
Examiner: -

## B. Type of Contract

Construction Agency Defense Plant Corporation  
Source of Funds WFO - DFO Type of Contract DFO Lease  
Rent \$1.00 per year. Term not known at site.

Note: If more than one, list principal above and attach balance as Exhibit \_\_\_\_\_.

## C. Architect-Engineer\*

Plans and specifications by lessee Location Pittsburgh, Pa.  
Fee \$ at cost Date plans and specifications received on  
project are as required for various contracts.  
Project Manager, Advisor or Engineer in Charge H. E. Jacobson

## D. Contractor \*

Name Thos. Crimmins Contracting Co., Inc. Address New York, N. Y.  
Type of Contract cost-plus-fixed-fee Amount \$ 3,553,480  
Fee \$ 94,741

\*Note: If more than one, list principal above and attach balance as Exhibit A.

## Remarks:

- B.
- C.
- D.

NARA-II  
RG 51  
UD/149 B  
Inspection Reports (1940-5), War Projects Unit  
Box 318  
F: 226A1 NY-Maspeth Alum Co. of America

Description of Project

This project was authorized by Defense Plant Corporation  
for the purpose of providing a plant to manufacture 500,000,000 pounds of  
aluminum ingots per year for war purposes under WPA sponsorship.

Location

The project is located approximately 4 1/2 miles from the center  
of the business district of New York City, N. Y.

It can be reached by BMT subway xx from Union Square, Canarsie Line,  
to Grand Street, Greenpoint, and then there is a Grand Avenue streetcar from  
Bushwick Avenue to 47th Street, Maspeth, Queens, N. Y.

Site

The project site consists of approximately 22 acres and the cost  
including condemnation proceedings and other charges was \$ nominal.

It is fairly located for its purpose and the topography required as

extensive amount of grading and clearing, and 250,000 cubic yards  
of fill mostly from the site.

Remarks:

The site was donated by the City of New York. The north end required closing  
up of Maspeth Creek by building a heavy wood bulkhead and filling in the ground.  
Commitments for land improvement are \$500,000.

The site is served by the Long Island Railroad which connects to New England  
over Hell Gate bridge. Shipments to the west over this route would cross the  
Hudson River at Poughkeepsie bridge. Other shipments west from the site would  
have to go by lighter to Greenville, New Jersey, unless the Pennsylvania Tunnel  
were used.

Site plan is Exhibit B.

NARA-II  
RG 51  
WD/144 B  
Inspection Reports (1940-5), War Projects Unit  
Box 318  
F: 22641 NY-Maspeth Alum. Co. of America



Construction

The project construction does or will contain the following:

Buildings See Exhibits B (Plot Plan) and C (Photograph).

No.	Name of Building	Approx. Size	No. Stories	Type of Const.
16	Pot rooms	741 x 46	1	Steel and metal
2	Carbon rodding	836 x 80	1	Steel and metal
2	Rectifier	720 x 64	2	Steel, brick, concrete
2	Metal service	843 x 75	1	Steel and metal
1	Machine shop	400 x 90	1	Steel and metal
1	Pot lining	172 x 80	1	Steel and metal
1	Ore unloading	160 x 56	2	Concrete and brick
1	Boiler house	96 x 48	1	Concrete and brick
1	" " wing	50 x 22	1	Concrete and brick

Above buildings except rectifier have wood sash.

Other Construction

## General Description:

1	Transformer service	80 x 40	3	Steel and metal
21	Connecting wings	variable	1	Steel and metal
1	Washroom	288 x 56	1	Wood
1	Office	140 x 40	2	Wood
1	Laboratory	118 x 41	1	Wood
1	Gatehouse	38 x 12	1	Wood
	Various transformer vaults			Brick and concrete
	Various transformer towers			Steel

FencingRail sidingsBulkhead closing off Maspeth CreekEquipment

## Type and General Description:

High pressure coal-fired boilersSprinklers for wood buildingsUsual plumbing, heating, electric and ventilating work14 alumina tanks and concrete foundations16 Cryolite tanksConveyor trestles and conveyorsCables, wires and extensive transformer equipment for electric power.silver bus bars and rodsAir compressor equipmentMachinery and Tools

## General Description:

Pots, crucibles, pig molds, drums, coolers, overhead cranes, carbon rod equipment and other items for aluminum ingot manufacture. There is no Appendix A or list of this at site. All machinery and tools are purchased by lessee at its Pittsburgh, Pennsylvania, office.

NARA-II  
RG 51  
UD/144-B  
Inspection Reports (144-5), War Projects Unit  
Box 318  
F: 226A1 NY-Maspeth Alum. Co. of America

Utilities

The following utilities are provided or being installed as follows:

Streets & Roads included and the work is being done by \_\_\_\_\_

Thos. Crimmins Contracting Company, Inc.

Water System included and the work is being done by \_\_\_\_\_

J. L. Murphy.

Gas System included and the work is being done by \_\_\_\_\_

J. L. Murphy.

Electric Distribution included and the work is being done by \_\_\_\_\_

Gibbs & Hill, Inc. and Katsel & Buehler, Inc.

Sewer System included and the work is being done by \_\_\_\_\_

J. L. Murphy and Thos. Crimmins Contracting Company, Inc.

Water Reservoir or Tank City pressure sufficient

Sewage Disposal Plant None - city sewers at hand

Parking Areas Grading only included

Remarks:

One of the strong arguments used for this site selection to overcome its inconvenient freight connections (true of all Long Island) was the available supply of power. It is noted, however, that \$445,879 is being spent on transmission alone before this power is available.

In J. L. Murphy above the lessee has drawn a not too competent and an unscrupulous contractor. In Katsel & Buehler above the lessee has drawn a competent but high-charging contractor. The DPC engineer agreed with this examiner on this and stated that these two parties were being specially watched.

NARA-II  
RG 51  
WD/144 B  
Inspection Reports (1940-5), War Projects Unit  
Box 318  
F: 226A1 NY-Maspeth Airm Co. of America

# Project Costs

The original amount authorized for this project was \$ 35,000,000

on February 20, 1942.

There have been additional allotments as follows: None

Total Amount to October 27, 1942 \$ 35,000,000

The allocation of these funds and the costs to date are as follows:

	Original Estimated Cost	Actual Cost To Date	Estimated Amount Required To Complete Project
<b>Improvements</b>			
Real Estate . . . . .	\$1,175,000	\$ 805,200	\$ 569,800
Buildings . . . . .	8,480,000	6,747,100	1,702,900
Other Construction. .			
Equipment Costs . . .			
Machinery And Tools .	25,375,000	16,351,100	9,013,300
Utilities Costs . . .			
Architect-Engineers .			
Contractor's Fees . .			
Overhead Costs . . .			
Miscellaneous . . . .		30,600(a)	
Contingencies . . . .			
Totals . . . . .	\$35,000,000	\$23,714,000	\$11,286,000

See Exhibit D - Status Report October 15, 1942

(If Exhibit shows a general breakdown, the above need not be filled out except as to totals.)

(a) Charged off against machinery and tools in arriving at \$9,013,300 in last column above.

NARA-II  
RGE  
UD/144-B  
Inspection Reports (M40-5), War Projects Unit  
Box 318  
F: 226A1 NY-Maspeth Alum Co. of America

Job ConditionsProgress and Delay

This project was authorized by LCMS  
 on date unavailable, 194\_. Notice to proceed was granted by letter  
 on February 20, 194\_. Construction  
~~HH HHHHHHHH~~ began on May 1, 194\_ and the completion  
 date was set as May 1, 194\_.

Remarks:

Construction is up to schedule. Machinery and equipment are ten weeks behind - see Weekly Progress Report - Exhibit B.

Progress has been poor and the date for 100% completion for the entire project is estimated to be May 1, 194\_.

The work, equipment, machinery or other facilities expected to be ~~of~~ <sup>the</sup> completed for use on May 1, 194\_ are entire plant.

By \_\_\_\_\_, 194\_ other facilities are expected to be completed \_\_\_\_\_

Delays in progress have been due to:

Plans and specifications \_\_\_\_\_  
 Contractor's organization \_\_\_\_\_  
 Government agency \_\_\_\_\_  
 Material shortage for electric connections \_\_\_\_\_  
 Priorities \_\_\_\_\_  
 Labor difficulties Jurisdictional dispute of electricians and steel erectors \_\_\_\_\_  
 Other Reasons Machinery and equipment deliveries \_\_\_\_\_

The percentage of completion of the project as a whole as of this date is 22 % construction, machinery 64 % committed 7 % delivered

NAPA-II  
 RG-61  
 UD/114-B  
 Inspection Reports (1140-5), War Projects Unit  
 Box 318  
 F: 226A1 NY-Harperth Alum. Co. of America



Owner's or Contractor's Supervisory Staff

The owner's or contractor's supervisory staff assigned to this project consists of 116 men with an average wage of \$72.66 per week. An analysis discloses that the number employed and the salaries or wages paid is necessary for a project of this size and the work being performed. This includes four fee-contract staffs.

Government Agency Staff

The Government Agency's staff consists of 2 men with a total salary of \$ 8,000 per annum.

The classification and duties of this staff are as follows:

**Supervising engineers have this and other projects.**

Men Working

The number of men working at the present time other than supervisory:

		<u>Leases</u>		<u>Gov't Agency</u>
Contractors	<u>1,288</u>		<u>191</u>	
Supervisory				<u>2</u>
<u>WPA</u>	<u>116</u>			

Total on WPU - 7 is 1,678.

Materials

The material purchases were made by contractors

and subject to check and approval by leases and DPC.

Unit prices 3000 lb. concrete \$5.70 cu.yd.	Flywood 3/4" \$118.58 per 1000 sq.ft.
Wood piles 75¢ 1.ft.	No. 1 for 2" \$60.00 per BM 1,000
Cladara \$1.20 cu.yd.	3" \$65.00 " " "
Glengarry brick \$24.40 per 1000	4" \$79.00 " " "
Sand \$1.18 cu.yd.	For concrete pile units see
Cement \$2.23 per barrel	Exhibit 8.
Stone \$2.10 per cu.yd.	Paving brick \$56.00 per 1000
Pyrofill slab 29.4¢ per sq.ft. in place	Cyclone fencing \$1.28 per 1.ft. erected

NARA-II  
RG 51  
UD/1448  
Inspection Reports (W40-5), War Projects Unit  
Box 318  
F: 22641 NY-Maspeeth Alton Co. of America

All material was inspected as to grade and quality by James

and BFG and from an examination the workmanship and quality

of the material used was acceptable except the McArthur concrete piles used  
in the area of the rectifier building 1A have parted under the pile caps

Remarks: several feet down. Reinforcing of the caps has bridged over  
the settlement to some extent and the lower portion of the piles has moved  
down several inches. Steel erection in this area awaits remedy of the  
condition. The BFG engineer has photographs and has the matter up for  
decision.

#### Labor

There has been or has not been a sufficient quantity of mechanics

available. del/del/del/del del/del del/del/del/del/del/del/del

del/del/del/del/del/del

This is a union job and the scale of wages was set  
by the Labor Department (See Exhibit F ).

The hours worked are 8 per day or 48 per week and  
overtime was time and one-half.

#### Remarks:

Electricians claim steel erection for power lines. Steel erectors  
~~went out but returned on promise the matter would be settled.~~ The work  
is really steel erectors' work. There were two days lost.

#### Equipment Rentals

The equipment rented was extensive and the rental cost accrued to the  
present time is \$219,868.04.

#### Remarks:

A large amount of equipment was used for heavy sewer, grading,  
filling and bulkhead work.

NARA-II  
RG 51  
UD/144 B  
Inspection Reports (WFO-5), War Projects Unit  
Box 318  
F: 226A1 NY: Hespeth Alum Co. of America

SUMMARY

Attention is called to the following pertinent facts regarding this project:

(Suggestions)

A future visit is recommended on April 1, 1943.

Production

Production will not occur on schedule December 5, 1943, as it is ten weeks behind. The first production date might be February 13, 1943.

Surplus material

So far no declaration of surplus material has been made. The DPC engineer has taken steps to obtain a list but the project is too far from completion for a definite list at this time. A future visitor might find a surplus as completion nears.

Design

The bulkhead closing off Hespeth Creek is built of wood piling which is not treated. As this supports earth fill in the old creek bed it would have been longer lived if creosoted. Untreated lumber delivery was of course more prompt. The tops of piles and laminated sheeting are coated.

(XXXXXXXXXX)

Cost Estimate

The cost listed on itinerary was \$31,500,000. At the site this was found to be \$38,000,000 from the beginning.

Organization and control

The lessee has a staff of 191 engaged on this work in engineering, supervision, installations pertinent to the work, guard service and other duties. The salaries of this staff are all controlled from the Pittsburgh office and could not be learned at the site. No copy of the lease is at the site. Purchases of machinery and equipment are also made from the Pittsburgh office where L. A. Bonsteel is Division Engineer. The DPC Supervising Engineer appears to have the fee contractors' staffs in reasonable control and he agreed with this examiner that particular watching would be necessary over Hatzel & Buehler as to costs and over J. L. Murphy as to costs and workmanship. The electricians under union rules, Local No. 3 New York, require a subforeman over every 10 journeymen.

NARA-II  
RG-51  
UD/448  
Inspection Reports (1940-5), War Projects Unit  
Box 318  
F: 226A1 NY Hespeth Alum Co. of America

and a foreman over every 5 subforemen. A subforeman does not work with tools. There are 6 subforemen on Hatzel & Buehler's pay roll and this union contribution to the war effort consists of forcing six nonproductive employees on the cost at \$112.66 per week each. This performance is consistent with the notorious reputation of electricians Local No. 3 New York.

#### Labor Affiliation

The electricians not only claimed but seized the steel erection of towers supporting transmission lines. Steel erectors went out October 17 and 19, they being engaged on steel for buildings. On October 20 they returned after being told no settlement would be made while stopping existed. The electricians (Local No. 3 New York) are still erecting steel towers and steel erectors steel buildings and the dispute remains. This examiner saw the steel towers, now mostly up, and in his opinion the work is that of steel erectors. Local No. 3 (Electricians) New York has simply put over another fast one at the expense of a trade justly entitled to do the work of steel erection.

#### Materials

There were 11,500 tons of structural steel used here and an extensive quantity of fibre-protected sheet metal, both being critical materials. Brick for walls costing \$24.40 per 1000 are of extravagant quality for buildings of this kind. Common brick would have served as well and could have been bought for \$16.00 or less. Paving brick at \$56.00 per 1000 laid on sand over a concrete floor are also extravagant. Many plants do well on just the concrete.

#### Abnormal soil

The experience of driving McArthur piles in or near the old river bed has brought a difficulty. The DFO Supervising Engineer, who has this matter in hand for decision, had some photographs showing how these piles had parted some feet below the cap and the lower portion had sunk further down. The McArthur piles here were made by pouring concrete into a mandrel hole after the mandrel was withdrawn, no shells being used. Being in reach of the tide it is possible that changing conditions may have brought this about, but no one would venture any opinion as to the causes. There is no denying the fact, and it is fortunate that steel erection did not proceed where the pile failure occurred. Other piles in this area are being subjected to test loads and the ones which have failed will, of course, be remedied. Determination of the responsibility has not been made.

#### Operation after completion

Freightwise, the plant being on Long Island, the location is not convenient in consideration of a possible long-time operation. Freight must leave either by lighter or over one route only via Hell Gate bridge if by rail, unless the Pennsylvania Tunnel can be used.

NARA-II  
RG 61  
UD/144-B  
Inspection Reports (M40-5), War Projects Unit  
Box 318  
F: 226A1 NY: Harpeth Alum. Co. of America

**Progress**

The building portion of this project was estimated to cost \$8,450,000 and is 22 percent completed. The machinery and tools, which are estimated to cost \$28,575,000, are 64 percent committed and 7 percent delivered. The first use of machinery scheduled for November 4, 1943 will not occur that soon. Partial production will commence about February 13, 1943 and full operation is scheduled for May 1, 1943. Materials for electric connections are not arriving at present. Silver bus bars and rods needed for this work are on hand in sufficient quantity to run one pot room building. Steel erection is 47 percent completed. Siding and roofing on two pot rooms are nearly completed.

NARA-II  
RG-51  
100/144-B  
Inspection Reports (M40.5), War Projects Unit  
Box 318  
F: 226A1 NY-Maspeeth Alcoa Co. of America

(Immediate Attention)

EXHIBITS

There are attached the following exhibits:

- A. List of Contractors
- B. Plot Plan
- C. Photograph September 28, 1942
- D. Status Report October 15, 1942
- E. Progress Report October 24, 1942
- F. Wage Scale
- G. File Notes
- H.
- I.

WAW:cls  
11/4/42

NARA-II  
RG 51  
100/144 B  
Inspection Reports (1940-5), War Projects Unit  
Box 318  
F: 226A1 NY: Hespeth Alum Co. of America

NDP/H1-13  
W33-44-MA  
B-112.7/ta

13 APR 1949

To: Director, Real Estate Division,  
Corps of Engineers, Department of the Army,  
Washington 25, D.C.

Subj: Revocable Permit NOy(R)-44383 authorizing  
Atomic Energy Commission to utilize a portion  
of the Maspeth Annex of the New York Naval  
Shipyard.

Ref: (a) Ltr fr Asst AcqDiv, RE, CoE, Dept. of Army  
to BuShips, dtd 7 Apr 1949, ref: 681.52, NY  
Nav. Shiprd, Maspeth LI, NY; ENCLOS.

Encl: (A) Executed original of subject permit.

1. By Reference (a) there was forwarded to this Department  
three accepted copies of subject revocable permit.

2. Pursuant to request contained in Reference (a), the  
words "per cent" on line 2, paragraph numbered 2, page 3  
have been red-lined and initialed by the Contracting Officer.

3. Original of subject permit is transmitted herewith,  
executed by the Department of the Navy.

Jack E. Cochran  
By direction of Chief of Bureau

cc: Com3, w copy of NOy(R)-44383  
BuShips (w/o encl).

NARA-II  
RG 71  
A1/Entry # 1001  
Navy Property Case Files  
Box 549  
F. Maspeth 533-44-MA  
(1 of 2)

CHIEF OF ENGINEERS  
U. S. ARMY  
WASHINGTON, D. C.

DEPARTMENT OF THE ARMY  
OFFICE OF THE CHIEF OF ENGINEERS  
WASHINGTON

B-440

601.52 New York Naval Shipyard, Maspeth, Long Island, New York  
REFER TO FILE NO. ENC 1

7 April 1949

SUBJECT: Permit for Use of Buildings by Atomic Energy Commission,  
U. S. Navy Shipyard, Maspeth, Long Island, New York

TO : Chief, Bureau of Yards and Docks  
Department of the Navy  
Washington 25, D. C.

1. Reference is made to letter from your office dated 3 February 1949, file No. ND3/N1-13, W33-44-Ma, B-412.7/te, forwarding draft of Permit NOY(R)44383 for use by the Atomic Energy Commission of land at the New York Naval Shipyard, Maspeth, Long Island, New York.

2. The terms of the permit have been accepted by this Department as real estate agent for the Atomic Energy Commission, and all copies are returned herewith for execution.

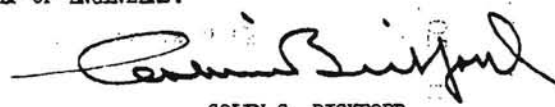
3. It is requested that the original permit be returned to this office to be forwarded to the Atomic Energy Commission. Photostats of the permit will be made by this office for necessary distribution.

4. It is noted that a discrepancy appears in the permit as to the amount to be paid by the Atomic Energy Commission as its share of the rental. The "Whereas" clause provides for .0255 of the rental, amounting to \$5,182.97 per annum but the "Now therefore" clause on page 3 provides for .0255 per cent which would amount to \$51.82 per annum.

5. It is requested that in the event the word per cent was inadvertently inserted or left out, that it be redlined or inserted in the proper place and initialed by the executing official of your Department.

6. To facilitate payments of the 1080 vouchers it is suggested that they be submitted to the Atomic Energy Commission, New York Operations Office.

FOR THE CHIEF OF ENGINEERS:



1 Incl.:

Revoc. Permit NOY(R)44383 (in trip)  
COLIN C. BICKFORD  
Assistant, Acquisition Division  
Real Estate

W33-44-MA

NARA-II  
RG 71  
AI/Entry # 1001  
Navy Property Case Files  
Box 649  
F. Maspeth 533-44-MA  
(1 of 2)



FILED AT THE NATIONAL ARCHIVES  
100-107081-1000

ADDRESS REPLY TO:  
CHIEF OF ENGINEERS  
U. S. ARMY  
WASHINGTON, D. C.

DEPARTMENT OF THE ARMY  
OFFICE OF THE CHIEF OF ENGINEERS  
WASHINGTON

601.22 New York Naval Shipyard, Hempeth, Long Island, New York

REFER TO FILE NO. 601.22

7 April 1949

Subj: Permit for Use of Buildings by Atomic Energy Commission,  
U. S. Navy Shipyard, Hempeth, Long Island, New York

TO : Chief, Bureau of Yards and Docks  
Department of the Navy  
Washington 25, D. C.

1. Reference is made to letter from your office dated 3 February 1949, file No. W33/W1-13, W33-44-MA, B-412.7/ta, forwarding draft of Permit W33(W)44383 for use by the Atomic Energy Commission of land at the New York Naval Shipyard, Hempeth, Long Island, New York.
2. The terms of the permit have been accepted by this Department as real estate agent for the Atomic Energy Commission, and all copies are returned herewith for execution.
3. It is requested that the original permit be returned to this office to be forwarded to the Atomic Energy Commission. Photostats of the permit will be made by this office for necessary distribution.
4. It is noted that a discrepancy appears in the permit as to the amount to be paid by the Atomic Energy Commission as its share of the rental. The "whereas" clause provides for .0255 of the rental, amounting to \$5,182.97 per annum but the "Now therefore" clause on page 3 provides for .0255 per cent which would amount to \$51.82 per annum.
5. It is requested that in the event the word per cent was inadvertently inserted or left out, that it be redlined or inserted in the proper place and initialed by the executing official of your Department.
6. To facilitate payments of the 1080 vouchers it is suggested that they be submitted to the Atomic Energy Commission, New York Operations Office.

FOR THE CHIEF OF ENGINEERS: 11 AM 8 12

1 Encl.:  
Revol. Permit W33(W)44383 (in trip)

COLIN C. HENKFOED  
Assistant, Acquisition Division  
Real Estate

NARA-II  
RG 71  
AI/Entry # 1001  
Navy Property Case Files  
Box 649  
F: Hempeth 533-44-MA  
(1 of 2)



AUG 24 1940

Honorable John T. Koehler  
Assistant Secretary of the Navy  
Department of the Navy  
Washington 25, D. C.

Mr. T. Koehler:

Further reference is made to your communication of July 20, 1940 regarding the transfer of property known as the Macbeth Annex, New York Naval Shipyard.

Pursuant to Section 401, Public Law 400, First Congress, and Section 3, jurisdiction and accountability over the property situated at 47-01 Grand Avenue, Macbeth, Long Island, New York, Macbeth Annex (22-1-1), also known as the Macbeth Annex, New York Naval Shipyard, and also approximately 1.1 acres of land to other 12.11 the property thereon, is hereby transferred to your jurisdiction and administration to the Department of the Navy, effective as of the date of acceptance of the property by the Navy Department.

The property included in this transfer is described in the following: (1) A parcel of land situated at 47-01 Grand Avenue, Macbeth, Long Island, New York, Macbeth Annex (22-1-1), also known as the Macbeth Annex, New York Naval Shipyard, and also approximately 1.1 acres of land to other 12.11 the property thereon, is hereby transferred to your jurisdiction and administration to the Department of the Navy, effective as of the date of acceptance of the property by the Navy Department.

(2) A parcel of land situated at 47-01 Grand Avenue, Macbeth, Long Island, New York, Macbeth Annex (22-1-1), also known as the Macbeth Annex, New York Naval Shipyard, and also approximately 1.1 acres of land to other 12.11 the property thereon, is hereby transferred to your jurisdiction and administration to the Department of the Navy, effective as of the date of acceptance of the property by the Navy Department.

NARA-II  
RG 71  
A1/Entry #1001  
Naval Property Case Files  
Box 849  
F: Macbeth T33-44-MA

able John T. Koshler

Transfer of muniments of title is hereby accomplished by the enclosure herewith of the original Quitclaim Deed dated January 20, 1950 from Reconstruction Finance Corporation to United States of America, referred to above.

It is requested that the Navy Department signify its acceptance of this transfer by causing this letter to be executed by its duly authorized official in the space indicated below.

Sincerely yours,

S/ Jess Larson  
Administrator

Enclosures:  
Quitclaim Deed

-2-

NARA-II  
RG 71  
A1/Entry #1001  
Naval Property Case Files  
Box  
F: Mespleth T33-44-MA

RECTOR 2-8100



DISTRICT PUBLIC WORKS OFFICE  
THIRD NAVAL DISTRICT  
ROOM 1808, 80 CHURCH STREET  
NEW YORK 7, N. Y.

IN REPLY ADDRESS:  
DISTRICT PUBLIC WORKS  
OFFICER.

REFER TO NO CKP: gmc  
DB-200

From: District Public Works Officer  
To: Chief, Bureau of Yards and Docks 10 AUG 1951  
Subj: New York Naval Shipyard, Maspeth Annex, L.I., N.Y.

Encl: (1) Map of New York Naval Shipyard, Maspeth Annex, showing conditions on 30 June 1948.

1. Within a portion of the subject property there is a small rectangular piece of ground lying in the northeast area, outlined in red on the attached map, which was formerly used as a cemetery. The cemetery plot prohibits a full and complete development of that portion of the open storage area wherein it is situated. In considering the full use of the open storage area of the subject facility, an on-the-site survey revealed that at some time, approximately six months or a year ago, excavations had been made at the cemetery plot which indicated that the coffins had been removed. This was confirmed by observation of neighbors in the vicinity. It has not been definitely ascertained whether all coffins were removed, however, it would appear so.

2. The cemetery plot was excepted in the deed from the Reconstruction Finance Corporation to the Government on page 3. The Bureau transmitted a photostatic copy of the letter of the General Services Administration dated 24 August 1950 for the information and files of the District Public Works Office. The letter from the General Services Administration transferred, pursuant to the authority stated therein, jurisdiction and accountability over the subject property to the Navy Department and in next to the last paragraph it was stated that transfer of muniments of title accomplished by the original Quitclaim Deed was enclosed.

3. It is requested that the muniments of title be examined to ascertain the owner of the cemetery plot. When the owner or owners can be ascertained, the District Public Works Officer at the request of the Commander, New York Naval Shipyard will investigate the possibility of acquiring the cemetery plot for Naval purposes.

*McChesney*  
J. A. C. McCHESNEY  
by direction of Chief of Bureau

Copy to:  
COMNAVSHIPID

T33-44-MA

NARA-II  
RG 71  
A1/Entry #1001  
Naval Property Case Files  
Box 849  
F: Maspeth T33-44-MA

B412.1A/rh  
ND3/ML-1  
T33-44-MA

Mr. George E. Chapin, Manager  
New York Agency  
Reconstruction Finance Corporation  
143 Liberty Street  
New York 6, New York

7  
11 SEP 1951

My dear Mr. Chapin:

By letter, dated 24 August 1950, Flanscor 22C-1-1, located at 47-01 Grand Avenue, Maspeth, Long Island, New York, also known as Maspeth Annex, New York Naval Shipyard, formerly the property of your Corporation, was transferred, pursuant to the authority contained in Public Law 606, 81st Congress, by General Services Administration to the Department of the Navy.

Enclosed with the above-mentioned letter was the original recorded deed, dated 20 January 1950, from Reconstruction Finance Corporation successor in title to Defense Plant Corporation, to the United States of America in which deed was excepted .048 of an acre along Maspeth Ave.

This Department has been advised by the Washington Office of your Corporation that your Agency is the custodian of all instruments of title covering the Flanscor. In order to complete the files of this Department on this acquisition and ascertain, if possible, the owners of the Parcel excepted in the deed of 20 January 1950, it is requested that you transmit the certificate or abstract showing title in the Defense Plant Corporation together with any other evidences of title covering the said Flanscor.

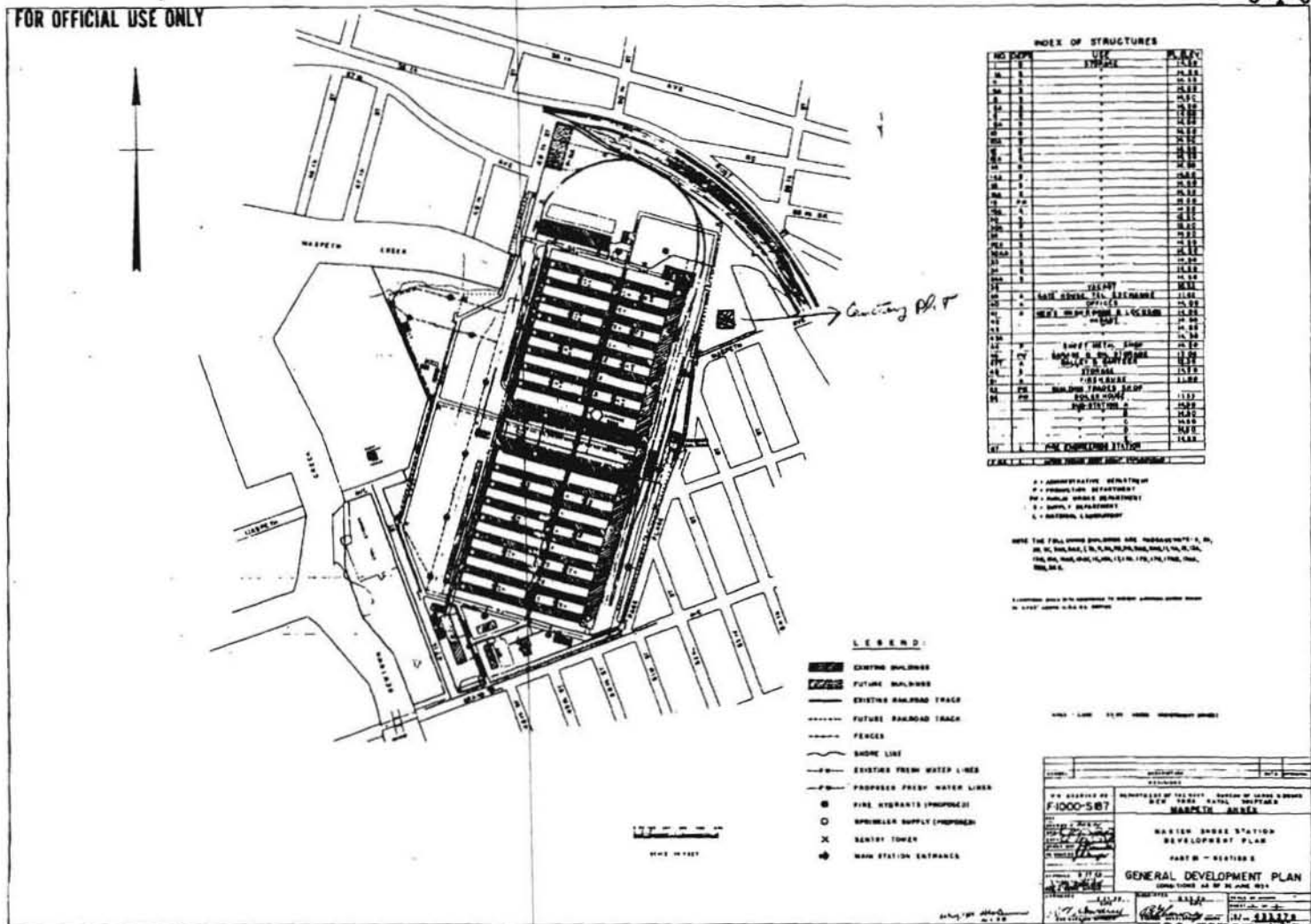
Sincerely yours,

JACK P. CROFTLAND  
Head, Realty Legal Section  
By direction of Chief of Bureau

FILE - REAL ESTATE FILES

NARA-II  
RG 71  
A1/Entry #1001  
Naval Property Case Files  
Box 849  
F: Maspeth T33-44-MA

FOR OFFICIAL USE ONLY



FILE (2)

NEW T 0020171  
 NC 016020

buDocks

Appropriation: 1761601.11 Ships and Fac., Navy, 1956,  
Expend.Acct.#99309, Object Class.#051 Allotment 10030

**RENEWAL OF GOVERNMENT LEASE**

You are hereby notified that under the provisions of  
Paragraph 5 of Government lease:

NOy(R)-48374 with Trustee, The Long Island  
Railroad Company, Lesser, dated 7/1/54 cover-  
ing a parcel of land owned by the Railroad at  
Masspeth, L. I., N. Y., for a site for a siding  
and fence.

**L33-49-Ma**

the United States of America elects to renew the said  
lease, as the same may have been amended, for the period  
of one year from and after June 30, 1954, and by these  
presents does renew, extend, and adopt the said lease  
and all the terms and conditions thereof for the period  
beginning July 1, 1954 and ending June 30, 1955

Dated at Washington, D. C.,

THE UNITED STATES OF AMERICA,

*Willis R. Dudley*

By Willis R. Dudley

By direction of the Chief of the  
Bureau of Yards and Docks, acting  
under the direction of the Secre-  
tary of the Navy.

Mr. William Wyer  
Trustee, The Long Island Railroad Company  
Real Estate Department  
Pennsylvania Station  
New York, N. Y.

Copy to:  
GAO (And t)  
BUSHIPS  
DPWO JND  
NRAC JND  
BUSHIPS (747)  
Comdr NY NavShipyd  
Brooklyn, N. Y.

~~NOTE: Please acknowledge receipt of this notice.~~

D42362

THIS IS A REPRODUCTION OF THE ORIGINAL

NAA-11  
RG 71  
A1/Entry #1001  
NAVAL Property Case File  
Box 549  
F. Malpeth L33-49-Ma



Docks 211, 1-53)

Appropriation: ~~1714912.15 MIF 1957, Expend. Acct. #45000 -~~  
~~1714912.15 MIF 1957, Expend. Acct. #45000 -~~  
 1714912.15 MIF 1957, Expend. Acct. #45000 -  
 Allotment: 131/77777 to New York Naval Shipyard

## RENEWAL OF GOVERNMENT LEASE

You are hereby notified that under the provisions of Paragraph 5 of Government lease:

NOy(R)-48374 with Trustee, The Long Island Railroad Company, Lessor, dated 7/3/54 covering a parcel of land owned by the Railroad at Hespeth, L. I., N. Y., for a site for a siding and fence.

L33-49-Ma

the United States of America elects to renew the said lease, as the same may have been amended, for the period of one year from and after June 30, 1956 and by these presents does renew, extend, and adopt the said lease and all the terms and conditions thereof for the period beginning July 1, 1956 and ending June 30, 1957

Dated at Washington, D. C., MAY 22 1956

12.

THE UNITED STATES OF AMERICA,

*David H. Agnew*  
 By ~~David H. Agnew~~

By direction of the Chief of the Bureau of Yards and Docks, acting under the direction of the Secretary of the Navy.

Mr. William Wyer  
 Trustee, The Long Island Railroad Company  
 Real Estate Department  
 Pennsylvania Station  
 New York, N. Y.

Copy to: GAO (Audit)  
 BUSHIPS  
 DPWO 3ND  
 NRAO 3ND  
 BUSHIPS (747)  
 Comdr NY  
 NavShipyd,  
 Brooklyn, N.Y.

~~1714912.15 MIF 1957, Expend. Acct. #45000 -~~

042362

FILE - 100-1012 PILES

NARA-II  
 RG 71  
 A1 Entry #1001  
 NAVAL PROPERTY  
 CASE FILE  
 Box 849  
 F. MAJAN L33-49-M

R-320/CS/ra (BUDGET)

To: Assistant Secretary of the Navy (Material)

7 JUL 1958

From: Chief, Bureau of Yards and Docks

Subject: Disposal Project No. 164; Forwarded for approval thereof prior to submission to the Armed Services Committee of the Congress

- Encs: (1) Map of Maspeth Annex to the New York Naval Shipyard, Maspeth, Long Island, New York  
(2) ASDCNAV (NSP) Memo for ASDCNAV (PAI)

Background. The property comprising the Maspeth Annex to the New York Naval Shipyard, Maspeth, Long Island, New York, as delineated on enclosure (1), has been reviewed throughout the Department of the Navy and the Department of Defense to determine if a further military requirement exists therefor. The Department of the Army has indicated an interest in 90,000 square feet of storage space provided another Government agency continues to operate the facilities.

Summary. Enclosure (2) forwards copies of Disposal Project No. 164 describing the physical characteristics of the property. This project is submitted for the approval of the Assistant Secretary of Defense (PAI) in order that it may be presented to the Armed Services Committee of the Congress for further approvals prior to disposing of it.

Comments. The disposal of the property described in the project has been approved by the Chief of Naval Operations.

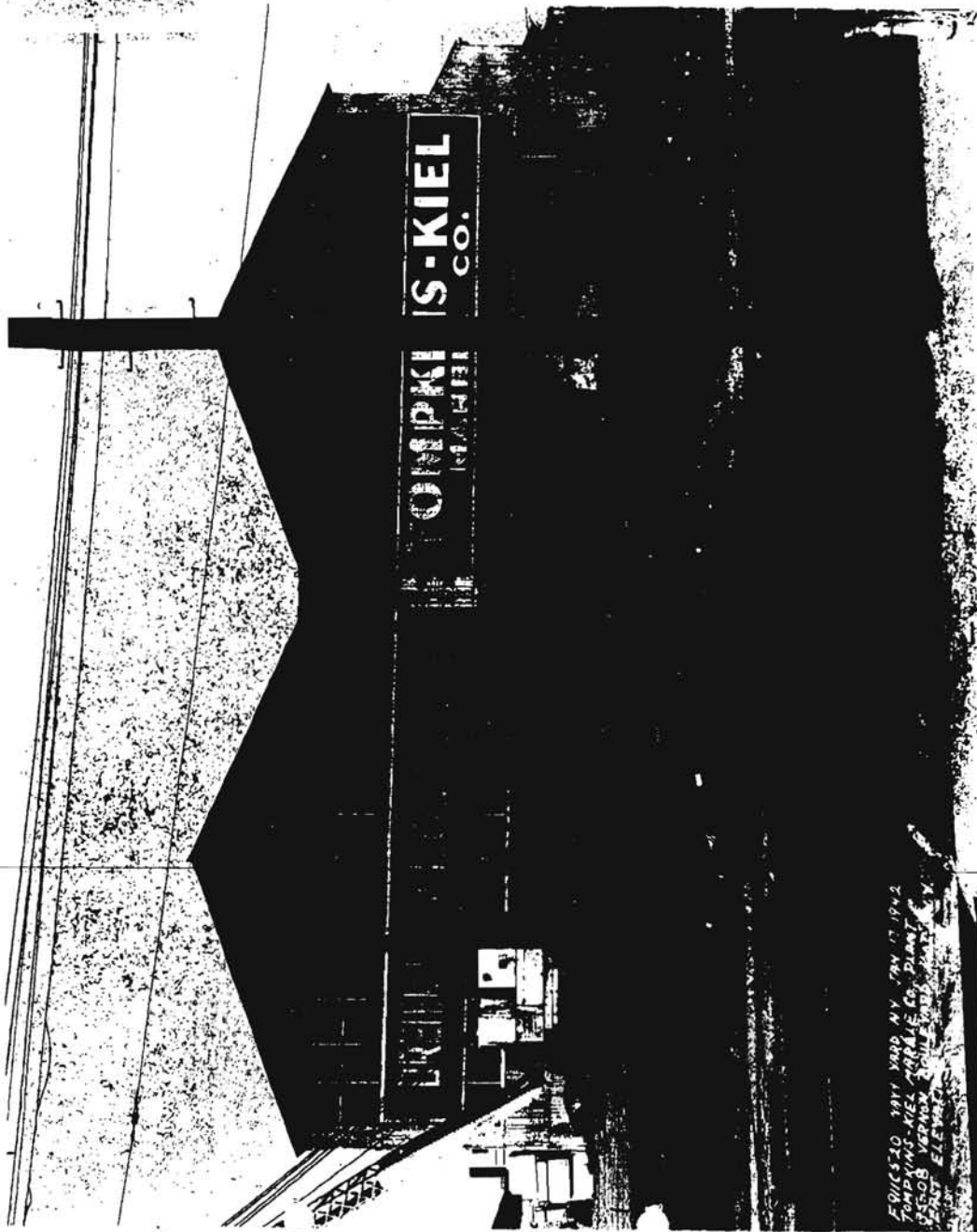
Encls. None.

Martin W. Kehart  
Acting Deputy Chief Of Civil Engineers

S 33-44-MA

RETURN TO REAL ESTATE  
FILES

NARA-II  
RG 71  
A1/Entry 1001  
Naval Property Case Files  
Box  
F: Maspeth T33-44-MA



EDUCES 20 1941 BARD NY 17 1942  
TOMPAHNS-KIEL TRIPLE CO. PLANT  
USCOS VERNON CHIL 1941 NY  
CENT ELEVEN



U.S. 532 11th Ave. N.Y. 10011-1112  
U.S. 532 11th Ave. N.Y. 10011-1112  
U.S. 532 11th Ave. N.Y. 10011-1112  
U.S. 532 11th Ave. N.Y. 10011-1112  
U.S. 532 11th Ave. N.Y. 10011-1112

CO: GENERAL FILES

Rm. 210

Mr. Rutland--Bill Annex

Mr. Rhoft--C71 Lafayette

Mr. Grunshaw--SAS Annex

Sr. Division Engineer

George T. Lucas

Mr. Wiley

Office of Defense Plants

August 10, 1945

TO: Mr. William J. Parthing,  
NYO Loan Agency Manager  
New York 8, N.Y.

RE: Flanagan Island - Aluminum Company of America  
Maspeth, Queens, New York  
Plant Clearance and Preparation

*Photo  
Diagrams  
Diagrams  
One file.*

1. Attached is report by R. L. Yanish, of this office, covering the status of the equipment for which the Reconstruction Finance Corporation is responsible on the above project. Your attention is particularly directed to the recommendation that a maintenance force be assigned to conditioning the apparatus in the Rectifier Buildings and Switch Yard as soon as possible.

2. Mr. George T. Lucas, Senior Division Engineer, will contact you in the near future, for the purpose of assisting you in arranging for this work.

R. E. HENTON  
Assistant Chief, Engineering Division  
Office of Defense Plants

P 7/28

Attachment

RG 270  
Real Property Disposal Files (1942-51)  
Box 204  
Aluminum Co., Maspeth Plant, NY

cc: GENERAL FILES

Mr. Rutland—511 Annex  
Mr. Rhatt—571 Lafayette ✓  
Mr. Crenshaw—505 Annex  
Sr. Div. Engr. Lucas  
New York Agency

**Office of Defense Plants**

**July 30, 1945**

(Details Added August 10, 1945)

**TO: Assistant Chief, Engineering Division, Office of Defense Plants, Rm. 263**

**RE: Planner 224-A1 - Aluminum Company of America  
Bayside, Queens, New York  
Plant Clearance and Preparation**

1. Before proceeding with the inspection of this plant, the writer contacted Mr. Rhatt to determine its status. Mr. Rhatt advised that the plant has been declared surplus but the major portion of it is leased to the Navy. The equipment at this plant cannot be referred to the Agency for disposal under SW Bulletin #W since it is restricted category. Some time ago, Mr. Stanfield advised Mr. Rhatt he would take this matter up with Mr. Rutland in an effort to have the Surplus War Property Board permit us to dispose of equipment separately. In Mr. Rhatt's opinion, the New York Agency is responsible for the maintenance of equipment not leased by the Navy, while the NEB Engineering Division is responsible for preparation of the equipment.

2. On July 5, the writer proceeded to this plant for the purpose of determining which equipment required preparation, and the extent thereof. Mr. Farnish, Alcoa Construction Superintendent, accompanied us on this inspection, and advised that all buildings and equipment were maintained by Alcoa to November 30, 1944 after which certain facilities were prepared for shut down by their maintenance force. The only facilities not used by Navy, for which NEB is responsible, are the 3 rectifier buildings and associated transformer high tension yards, with one exception—Navy is using the first floor of rectifier building 1A. The first floor of rectifier building 2A is being used for storing the silver has been which were removed. Guard service for this has been arranged for by the New York Agency. It is my understanding that 3 guards are used per shift. While this is not the responsibility of the Engineering Division, the thought came to mind that if this silver could be returned to the Treasury, considerable saving could be effected. The writer intends to check this with Mr. Rutland, after information is available for all plants.

3. Navy is not using any of the rectifier buildings and transformer yard for power service. They secure service from the Consolidated Edison Company at 4,000 volts and utilize the 1,000 Kva, 11.8/5 Kv electric melt transformers to step up voltage to 11.8 Kv, which was the original distribution voltage. They are also utilizing about 8 of our 11.8 Kv/400 volt distribution substations. Navy furnishes electric energy to these rectifier buildings and to the quarters occupied by NEB and Alcoa in the office building, without charge to NEB. Consequently, we are not obliged to negotiate a contract for electric service. Navy also furnishes water, heat, and telephone service, without charge to NEB, except for long distance calls, which are billed to us.

4. A hasty glance thru the plant area reveals that the carbon baskets, pot line fixtures, and the lids, are stored outdoors and are rusted badly. Alcoa officials advise, however, that this would have no harmful effect on this apparatus. While both transformer yards were inspected, emphasis was only secured to rectifier building #1 since considerable red tape would have been involved in securing entry to 1A. I was advised, however, that conditions were identical except that Allis Chalmers rectifying equipment was installed in Building 1A while General Electric Company equipment was furnished in the other building. Equipment condition was found generally good considering the lack of follow-up maintenance and the fact that local factors, such as nearby chemical plants, have undoubtedly caused accelerated deterioration. Mr. Parnell advised that the following equipment preparation work had been performed by Alcoa:

#### RECTIFIER STATIONS

- 1) Vacuum tanks of each rectifier tank shut off.
- 2) All cubicle units dust proofed (1A only).
- 3) Installed 40-watt lamp in each cubicle unit (1A only).
- 4) Cleaned and started all rectifiers (Nov. 1944).
- 5) Painted "house" from rectifier tanks and heat exchangers.
- 6) Serviced storage batteries and motor generator sets (Nov. 1944).
- 7) Serviced heat exchangers.
- 8) Storage ventilating fans and motors have been removed from first floor to storage in pot room.

#### TRANSFORMER ROOM REPAIRS YARD

- 1) Made periodic dielectric and pressure tests on transformers (Nov. 1944).
- 2) Applied rust preventive to electric service connections by sanding rust and painting (To Nov. 1944).
- 3) Serviced oil circuit breakers by testing oil, rust proofing, emerging breakers to remove moisture from breaker assembly.

5. In addition to the above, Alcoa recommended installation of additional heater units to permit raising temperatures to 50° when outside temperatures were 0°. Floor heaters were installed to supplement the building heat, which was also available. No cost records were kept of any of this work. Since it was performed as part of periodic maintenance, in the opinion of the writer, the work performed was reasonable and justified by the value of the equipment. Alcoa officials consider this original preparation work as adequate. Light, heat, and ventilation are continued, as well as periodic maintenance. The writer concurs in this opinion, except as hereinafter noted. Unfortunately, follow-up maintenance was discontinued in November, 1944, and the facilities have suffered accordingly.



6. The entire interior of the rectifier building was found to be quite dusty indicating no follow-up cleaning since the plant was shut down in the winter of 1944. In Building #1, the rectifier control cabinets are not metal enclosed, while in Building 1A they are. In the latter case, they have been made dust proof and light barriers applied. Alcoa officials claim this is not necessary on the open type, but we are checking this with the manufacturer. The switchboard and motor panels are not covered and were found slightly dusty. Interior paint in building is good. Structural steel platform and steps outside of building found rusted. The crane on second floor has not been prepared for shut down since it has been used up to just recently. Ventilating fans in basement have been moved to storage, while those on roof apparently have not been operated for some time and show signs of rust and lack of lubrication. I understand Navy checks battery set and motor generator sets on the first floor occasionally as a favor to Alcoa. The large motor generator set in each building is in use for Navy operation of building cranes. Electrolyte level in battery was found satisfactory and motor generator sets in good condition.

7. In the transformer yard, oil has been left in both transformers and oil circuit breakers, including the Wagner transformers stand with silver. Maintenance heaters are installed in the outdoor control panels for the GCP's. Interior paint on transformers and structural steel is fair. Graded stone ground cover and surface drainage satisfactory.

8. In order to place these facilities in a satisfactory condition, it is recommended that the following work be arranged:

- a) Portions of rectifier buildings for which NPO is responsible be given a complete housecleaning by making floors brown clean, and dusting rectifiers and switchgear. This work to be reported, as necessary.
- b) Roof ventilating fans and motor drives to be lubricated, bright parts, including name plates, shafts, etc. to be protected against rust, exterior paint touched up as required.
- c) Unused motors and motor generator sets to be cleaned, lubricated, taped, and covered with mild paper.
- d) If cranes in rectifier buildings are no longer required, prepare for shut down by siling cables, lubricate thoroughly and seal bearings, remove brake shoes and grease brake drums. (See Manufacturer's Instructions for further details).
- e) Use roof ventilating fans to ventilate building periodically.
- f) Arrange for regular battery set inspection and servicing. Operate associated motor generator set periodically. Large motor generator sets in use by Navy for cranes shall be maintained by Navy as long as building cranes are used.

- a) Open motor panel doors for ventilation periodically.
- b) On heat exchangers, paint tank exteriors, as required, oil and lubricate fans and motor bearings, touch up structural steel and conduit, as required. Paint exterior of 4 Nos. transformers, new parts, and remove assembly to storage. (Estimated cost - \$2,000).
- 1) Touch up paint, as required, on structural steel stairs and platforms outside of rectifier buildings, roof conduits and lamp posts.
- 2) In the transformer yard, remove rust and apply touch up paint as required on 600 and transformer substation. Protect transformer supports, wheels and rails to facilitate removal, if required. Road for structural steel repainting is not urgent but should be scheduled to prevent accelerated deterioration. Continue electric heating of overhead conductors of all circuit breakers.
- 3) Arrange to have heavy equipment hauled in the rectifier buildings and storage for such supplemental work as will be required.

9. It is the recommendation of the writer that a maintenance force be established immediately to take care of the above work. This matter was discussed with AECG officials, and after discussing the relative merits of an expensive initial protection program with follow-up maintenance at a minimum, versus engaging in a program of continuous maintenance, the latter was agreed upon as preferable. It is felt that this program would better protect the equipment and would cost less. In the matter of engaging for this work, AECG recommends the use of a contractor, but the possibility of setting up our own maintenance force was also discussed. AECG recommends the former, since the latter would require specialized supervision which AECG claims NRC does not have, for assistance would not be available from AECG since they advise they are transferring Mr. Farina from this plant on or about September 1. The possibility of using civil service was also discussed in the event NRC set up such a force.

10. Mr. Hume, Construction Superintendent for AECG, advises that they previously recommended employing an electrical contractor, in New York, named Digia, for this work. This contractor previously submitted an estimate to the Agency whereunder it was proposed to perform certain protection work for \$42,000 for labor, plus \$1,000 for material. This same contractor proposed to furnish a number of men for continuous maintenance. An estimate or contractor bid was ever submitted for a plan of continuous maintenance. The writer estimates, if such work was performed by a crew employed direct by the Agency, the following estimate would be reasonable:

1 Master Electrician or Foreman	@ \$500	\$ 500
2 Electricians	@ \$250	500
4 Painters	@ \$250	1,000
1 Pipe Fitter or Plumber	@ \$250	250
5 Laborers	@ \$200	1,000
TOTAL LABOR		\$ 3,250
Materials		500
Contingencies		750
TOTAL		\$ 4,500

The above figures contemplate the use of laborers to do sweeping and dusting, including electrical apparatus. It is quite possible that electrical unions would not permit this, in which case electrician helpers would have to be employed at added cost. However, after we are caught up on this work, all but one of the painters and some of the laborers could be dropped.

11. The important thing here is that something should be done to this equipment soon, so that accelerated maintenance will not set in. My recommendation would be that an electrical contractor should be employed at once at a cost not to exceed \$4,000 monthly under a contract which can be terminated on 30 days' notice. The Senior Division Engineer should discuss this matter with the Agency as soon as possible and advise the Assistant Chief, Engineering Division, in charge of Plans clearance, as to the final arrangements made and the funds that will be required for this work. If this office can be of any assistance in arranging for this contract, we should be glad to assist.

R. L. YAMM  
Office of Defense Plans

WAR ASSETS ADMINISTRATION

Region 2  
P. O. Box 216  
New York 5, N. Y.

JUN 21 1949

ORPD file

TO: Mr. A. J. Wilson, Director,  
Property Management Division, PM  
Washington, D. C.

ATTN: Mr. C. Ford

FROM: Carl P. Malmstrom  
Deputy Regional Director  
Office of Real Property Disposal, RNY-PPM-F

SUBJECT: Aluminum Company of America  
Plant 226A-1 (E-NY-10A)  
Department of Navy, Bureau of Ships, Lessee  
Maspeth, Long Island, New York

Reference is had to your letter of June 10, 1949 wherein attention is called to the fact that Lease No. NOY-39030 at the subject facility is due to expire June 30, 1949, so that proper servicing action may be taken.

This office communicated with the District Public Works Office, Third Naval District, New York, New York, in April, 1949 and received reply dated April 29, 1949. Copy of said letter with its attachments, enclosed for your information, is self-explanatory.

Enclosure:

Cy ltr 4-29-49 fm Navy

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DE-200

End-1 on Comdr., NYNS ltr NT3/N5-18  
(1)(140) to Com3 dtd 12 APR.  
1949

To: Chief of the Bureau of Yards and Docks

Subj: New York Naval Shipyard, Kaspeth Annex, Lease  
NOY(R)-30939 - Extension of.

Refs: (a) BuSanda End-2 of 8 April 1949 - File:N6(SW-15)/  
N6/ND3 on BuDocks ltr ND3/N1-13/ND3-Renewal/  
B-411.15/1ok dtd 11 March 1949.  
(b) Com3 ltr to BuDocks dtd 24 Feb. 1949.

1. Forwarded. The War Assets Administration, locally, have no objection to the renewal of the subject lease contract and by reference (a), approval was obtained by the Bureau from the Bureau of Supplies and Accounts for its renewal for the fiscal year 1950.

2. Reference (b) contained necessary certifications and the subject lease was numbered "3" on the Commandant's Priority List of Leases for the Fiscal Year 1950 under the appropriation, Maintenance, Bureau of Supplies and Accounts.

3. Accordingly, it is requested that the Bureau initiate the renewal of the subject lease contract with the War Assets Administration at the Washington level.

By direction of the District Public Works Officer:

/s/ Charles K. Paul  
Assistant to the  
District Public Works Officer

cc: Comdr., NYNS

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Refer to No. DB-200

DISTRICT PUBLIC WORKS OFFICE  
THIRD NAVAL DISTRICT  
Room No. 669, 50 Church Street  
New York 7, N. Y.

29 APR 1949

War Assets Administration  
Region II  
P. O. Box #216  
New York 5, N. Y.

Attn: A. J. Intermont, Chief, Property  
Management Division.

Re: Lease NQy(R)-30930 with Reconstruction  
Finance Corp. and Navy Department  
covering former Aluminum Company of  
America Plant, Maspeth, L.I., N.Y.

Gentlemen:

The above captioned lease contract, which is now administered by the War Assets Administration, inasmuch as the Reconstruction Finance Corporation has declared its interest surplus, will expire by its terms 30 June 1949 and this office by letter dated 21 April 1949 requested the Navy Department to initiate its renewal with the War Assets Administration at the Washington level.

A copy of the letter of this office to the Navy Department is enclosed herewith for your information.

By direction of the District Public Works Officer:

Very truly yours,

Encl. (BW)  
Copy of our  
ltr dtd 21 April  
1949.

/s/ Charles K. Paul  
Charles K. Paul  
Assistant to the  
District Public Works Officer

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NEW YORK NAVAL SHIPYARD

NY3/N5-18(1)(140)

From: The Commander  
To: The Commandant, Third Naval District  
Attn: District Public Works Officer  
  
Subj: NY Naval Shipyard, Maspeth Annex, Lease #NDy(R)-30939-  
Extension of.  
  
Ref: (a) BuDocks ltr ND3/N1-13/B-4100/ac1/L33-44-MA dtd  
25 Mar. 1949.  
  
Encl: (A) Copy of ref. (a)  
(BW)

1. In view of the discouraging information contained in reference (a), and the impending expiration of subject lease, The Commander views with alarm the position of this Shipyard with respect to continued occupancy of the Maspeth Annex.
2. The utilization of this facility to its capacity for the storage of approximately 30,000 tons of NSA, Bureau controlled and miscellaneous materials, plus 60,000 tons of coal, makes it imperative that immediate action be taken to extend the privileges of subject lease until the Navy Department acquires this facility on a permanent basis.
3. It is requested therefore that necessary action be taken to extend subject lease to provide continued occupancy of Maspeth Annex until permanent acquisition.

/s/ F. E. Haerberle  
RADM, USN

cc: BuShips, Code 700



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ND3/ND-13  
B-410C/acl  
L33-44-MA

NAVY DEPARTMENT  
WASHINGTON 25, D. C.

25 March 1949

From: Chief of the Bureau of Yards and Docks  
To: District Public Works Officer, 3ND

Subj: Bill to authorize transfer of title of R.F.C.  
property consisting of an Aluminum Plant in Maspeth,  
L.I., N.Y. by the WAA to the Government - request for.

Ref: (a) DPMO ltr to BuDocks dtd 14 March 1949 DE-200.

1. Reference (a) suggested that this Bureau endorse the subject legislation for presentation by the Navy Department to the 81st Congress.

2. A provision authorizing the subject transfer is included in the Navy Department's "Omnibus Easement Bill" which includes numerous other miscellaneous items of real estate legislation.

3. This Bureau recommended that the subject transfer be made the subject of a special bill but its recommendation was not followed.

4. This Bureau is informed that as of this date the subject legislation has not cleared the Bureau of the Budget. This Bureau is unable to predict when the subject bill will be enacted into law.

/s/ J. A. Doniny  
By direction of  
Chief of Bureau

ENCLOSURE (A)

Region 2  
P. O. Box 216  
New York 5, N. Y.

JUN 21 1949

TO: Mr. A. J. Wilson, Director,  
Property Management Division, PM  
Washington, D. C.

ATTN: Mr. G. Ford

FROM: Carl F. Halstrom  
Deputy Regional Director  
Office of Real Property Management, NEW YORK

SUBJECT: Aluminum Company of America  
Flamcor 284A-2 (A-27-124)  
Department of Navy, Bureau of Ships, Island  
Harbort, Long Island, New York

Reference is had to your letter of June 18, 1949 wherein attention is called to the fact that Lease No. NY-37038 at the subject facility is due to expire June 30, 1949, so that proper servicing action may be taken.

This office communicated with the District Public Works Office, Third Naval District, New York, New York, in April, 1949 and received reply dated April 29, 1949. Copy of said letter with its attachments, enclosed for your information, is self-explanatory.

Enclosures:

By Ltr 4-29-49 to Navy

July 25, 1950

B-412/pb  
ND3/EL-13  
T39-44-M

*File here*

*Almanac  
Museum  
10*

My dear Mr. Larson:

The Act of Congress of July 11, 1950 (Public Law 606, 81st Congress) authorized the transfer to this Department, without exchange of funds, of the real property situated at 47-01 Grand Avenue, Maspeth, Long Island, New York, referred to as Flanover 226-A1 and known as Maspeth Annex, New York Naval Shipyard.

It is requested that your Administration take the necessary action to transfer this property to the Department and furnish it with all muniments of title.

Your cooperation in holding this site available for the use of this Department until the enactment of this legislation is greatly appreciated.

Sincerely yours,

(s) John T. Koehler  
Assistant Secretary of the Navy

Honorable Jess Larson  
Administrator  
General Services Administration  
Washington, D. C.

Copy to:  
Comthree  
CNO  
CNR NSY Brooklyn  
BUREAU  
OOC-Mr. Pasley  
CNR

Munitions Bd. Wash  
BRAC 3RD  
SUSNIPS (code 700)

Prepared by J. E. Cochran, BUDOCKS, Rm. 2A5, Ext. 4440

RG 170  
Real Property Disposal Files (1944-51)  
Box 174  
Alumet Co., Maspeth Plant, NY

GENERAL SERVICES ADMINISTRATION

Washington, D. C.,  
August 24, 1950

Honorable John T. Koehler  
Assistant Secretary of the Navy  
Department of the Navy  
Washington 25, D. C.

Dear Mr. Koehler:

Further reference is made to your communication of July 25, 1950 regarding the transfer of property known as the Waspeth Annex, New York Naval Shipyard.

Pursuant to Section 301, Public Law 606, 81st Congress, 2nd Session, jurisdiction and accountability over the real property situated at 47-01 Grand Avenue, Waspeth, Long Island, New York, known as Plancor 226-A-1, also known as the Waspeth Annex, New York Naval Shipyard, containing approximately 100 acres of land together with all the improvements thereon, is hereby transferred from the General Services Administration to the Navy Department, effective as of the date of acceptance of the letter by the Navy Department.

The property included in this transfer is more particularly described in Quitclaim Deed dated January 20, 1950 from Reconstruction Finance Corporation to the United States of America and recorded in the office of the New York City Register, County of Queens, in Liber 5867, Page 519, of Conveyances on January 24, 1950 and indexed under Section 4, blocks 792-796, Sec. 8, Blocks 1980-1991-1956 on the Land Map of the County of Queens, which description is hereby referred to and incorporated herein.

Upon the effective date of this transfer, the Permit dated January 5, 1950 heretofore issued by the Administrator of General Services, acting for and on behalf of the United States of America, and the Reconstruction Finance Corporation, to the Navy Department for a period of one year beginning July 1, 1949, which permit was renewed by the Navy Department for an additional one year period from July 1, 1950, shall be deemed cancelled and of no further force and effect.

GENITIVE REMAINS VERIFICATION

Honorable John T. Koehler

Transfer of mementos of title is hereby accomplished by the enclosure herewith of the original Quitclaim Deed dated January 20, 1950 from Reconstruction Finance Corporation to United States of America, referred to above.

It is requested that the Navy Department signify its acceptance of this transfer by causing this letter to be executed by its duly authorized official in the space indicated below.

Sincerely yours,

(Signed) JESS LARSON

JESS LARSON  
ADMINISTRATOR

Enclosure:

Quitclaim Deed

Transfer and accountability of the within described property is hereby accepted this 25th day of September, 1950.

NAVY DEPARTMENT

By (S) JACK E. COCHRANE

JACK E. COCHRANE  
By direction of Chief of  
the Bureau of Yards and Docks  
Acting under the direction  
of Secretary of the Navy.